



THE
A-TEAM

**RE/MAX
FIRST**

3339 RIDEAU Place #408, Calgary T2S 1Z5

MLS®#: **A2171456** Area: **Rideau Park** Listing Date: **10/10/24** List Price: **\$479,000**
 Status: **Active** County: **Calgary** Change: **-\$19k, 22-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1955**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **973**
 Low Sqft:
 Ttl Sqft: **973**

DOM

72

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Rubber,Tar/Gravel**
 Heating: **Baseboard,Boiler,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Concrete,Wood Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Other,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`10" x 7`8"	Dining Room	Main	6`8" x 20`7"
Living Room	Main	17`3" x 20`7"	Bedroom - Primary	Main	16`4" x 11`1"
Bedroom	Main	13`3" x 10`3"	4pc Bathroom	Main	4`9" x 7`5"

Legal/Tax/Financial

Condo Fee: **\$650** Title: **Fee Simple** Zoning: **M-H2**

Fee Freq:
Monthly

Legal Desc: **7510329**

Remarks

Pub Rmks: **LIVE IN LUXURY** at Devonshire House, one of the exclusive, coveted, iconic, international-style, mid-century complexes known as Rideau Towers. A truly high value home in a rare, exquisitely designed landmark building. Stunning views of the mountains, green oasis and river below from the highly visible location atop the Elbow River escarpment. Awake to dazzling views of nature... trembling aspen, balsam poplar, lodge pole pine, white spruce trees, beautiful birds and animals such as deer from your 43' balcony while enjoying your morning coffee. The **DESIGNER RENOVATION** of this 2 bedroom / 1 full bathroom condo on the fourth floor is exemplary. This home was completely re-created to include wide-plank laminate flooring, paint, galley kitchen with quartz counter tops, multi-glass backsplash, built-in bar, soft-close drawers and cabinets plus top quality upgraded stainless steel appliances and in-suite laundry. Gorgeous sunny south views from every window! A splendid open concept living / dining area excellent for entertaining family and friends. For utmost convenience you will find built-in closet organizers in each of the grand bedrooms. A light and bright renovated bathroom with gleaming tile floors, closet/storage, barn door, new vanity, toilet & bathtub. In-suite laundry with GE washer was modified to encompass more organizational storage, a sleek barn door and shoe closet. Newer window coverings and all new lighting - did you notice the exquisite designer light fixture above the dining table? Condo fees include heat, water and sewer services. There is an assigned storage locker for your exclusive use & the building even has additional common laundry facilities and plenty of parking space for visitors. Parking is also available on the street in the front and side of the building. It is rare to find a beautiful outdoor pool, vast park areas like Rideau Park, wild nature walking and bike paths, one of the best outdoor skating areas in the City, and a rustic, charming building nearby, the Historic Southern Alberta Pioneers Memorial Building. A prime location in this sought-after inner city community, mere minutes to shopping & restaurants on 4th Street and 17th Avenue, Chinook Centre, Mission district and Stampede Park. Easy downtown access & so much more! See this fine gem before it's gone! Book your private viewing today!!

Inclusions: n/a
Property Listed By: **MaxWell Canyon Creek**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









