



THE
A-TEAM

**RE/MAX
FIRST**

3316 RIDEAU Place #107, Calgary T2S 1Z4

MLS®#: **A2178564**

Area: **Rideau Park**

Listing Date: **11/14/24**

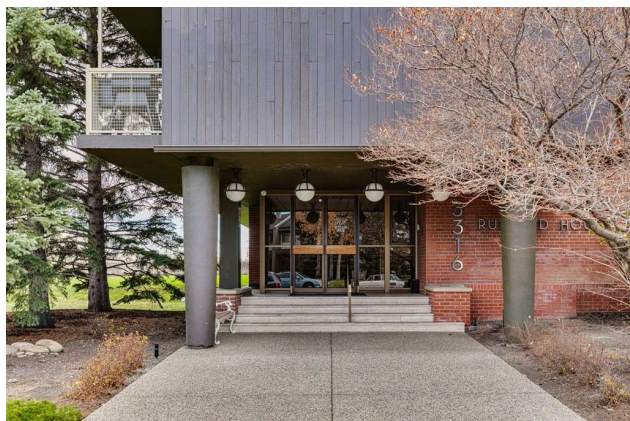
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **907**
Low Sqft:
Ttl Sqft: **907**

DOM

19
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street,Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Playground**

Construction: **Brick,Concrete,Wood Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **High Ceilings,Laminate Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 8`0"
Living Room	Main	13`6" x 12`6"
Bedroom	Main	12`0" x 11`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 10`6"
Bedroom - Primary	Main	15`0" x 11`0"
4pc Bathroom	Main	7`6" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$965

Title: **Fee Simple**
Fee Freq:

Zoning: **M-H2**

Monthly

Legal Desc: 7510321

Remarks

Pub Rmks: **Welcome to Rutland House at Rideau Towers—a well-managed building known for its vibrant community and on-site managers. This charming two-bedroom, one-bathroom condo makes the most of every square foot, offering a bright, inviting layout with a comfortable living area with lots of natural light. The updated kitchen includes a brand-new fridge and stove, adding modern convenience to this stylish space. Enjoy easy access to the building's amenities, including laundry across the hall, an outdoor pool popular with the residents during the summer months, landscaped green spaces, and nearby pathways, plus all the lifestyle perks of 4th Street, Glencoe, and downtown within reach. The perfect option for those with reduced mobility or with a dog as the location is very easy access within the building. An ideal blend of comfort and convenience.**

Inclusions: N/A

Property Listed By: Real Estate Professionals Inc.

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





