



THE
A-TEAM

**RE/MAX
FIRST**

3316 RIDEAU Place #202, Calgary T2S 1Z4

MLS®#: **A2178575** Area: **Rideau Park** Listing Date: **11/11/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,053**
 Low Sqft:
 Ttl Sqft: **1,053**

DOM

40
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`1" x 15`9"	2pc Ensuite bath	Main	7`1" x 6`6"
Bedroom	Main	11`2" x 12`6"	4pc Bathroom	Main	4`11" x 7`6"
Kitchen	Main	7`11" x 17`11"	Entrance	Main	5`1" x 5`7"
Dining Room	Main	15`7" x 9`11"	Living Room	Main	12`6" x 13`6"
Balcony	Main	47`5" x 4`8"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$891

Fee Simple
Fee Freq:
Monthly

M-H2

Legal Desc: **7510321**

Remarks

Pub Rmks: **Exceptional 2-bedroom, 2 Bathroom unit at Rutland House. This bright and sunny south-facing residence boasts a generous sized balcony with views of the outdoor pool and green space. The recent updates include new flooring, & updated kitchen This spacious condo includes an underground parking stall and an additional personal storage locker. Its outstanding and private location offers convenient access to the trendy shops, coffeehouses, and restaurants in Mission, Macleod Trail, the Stampede grounds, and the Downtown Core. Enjoy leisurely strolls along the river pathways and take full advantage of this prime location.**

Inclusions: **NA**
Property Listed By: **RE/MAX Realty Professionals**

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







