

**3316 RIDEAU Place #202, Calgary T2S 1Z4**

MLS®#: **A2178575** Area: **Rideau Park** Listing **11/11/24** List Price: **\$495,000**  
 Status: **Active** County: **Calgary** Change: **-\$30k, 22-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1955**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,053**  
 Low Sqft:  
 Ttl Sqft: **1,053**

DOM

**103**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Stall**

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

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

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**







