

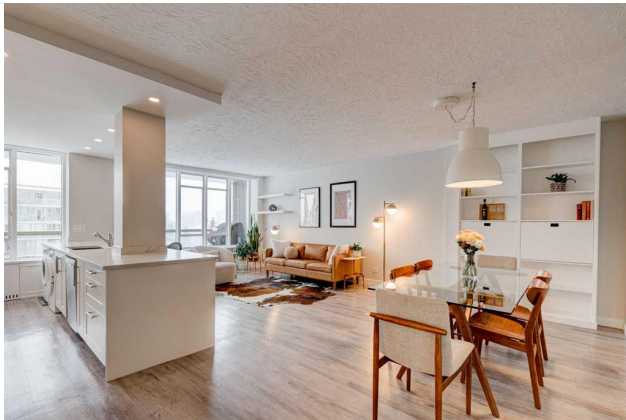


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3316 RIDEAU Place #503, Calgary T2S 1Z4**

MLS®#: **A2181131**      Area: **Rideau Park**      Listing Date: **11/28/24**      List Price: **\$350,000**  
 Status: **Pending**      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,Heated Garage,Stall,Underground**

Finished Floor Area

Abv Sqft: **740**  
 Low Sqft:  
 Ttl Sqft: **740**

DOM

**23**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`0" x 4`0"	Kitchen	Main	13`0" x 9`0"
Dining Room	Main	15`0" x 10`0"	Living Room	Main	15`10" x 12`6"
Bedroom - Primary	Main	15`6" x 10`8"	4pc Bathroom	Main	7`4" x 4`10"
Balcony	Main	31`10" x 4`6"			

Legal/Tax/Financial

Condo Fee: **\$774**      Title: **Fee Simple**      Zoning: **M-H2**

Fee Freq:  
**Monthly**

Legal Desc: **7510321**

Remarks

Pub Rmks: **1 BEDROOM | 1 BATHROOM | 740 SQFT | OPEN LAYOUT | UNDERGROUND HEATED PARKING | STORAGE LOCKER | Welcome to this bright and spacious open concept condo in Rideau Park with surrounding green spaces and direct access to the river pathways. As you enter the home you will be impressed with the open layout, abundance of windows illuminating the space with natural light and wide plank flooring carried throughout the home. The open kitchen features floor to ceiling cabinetry with a large quartz peninsula with breakfast bar, stainless steel appliance, and quartz backsplash. Enjoy the spacious living and dining area opening onto a large 31' patio with views of downtown. Relax in the large bedroom after a long day with oversized windows bringing in natural light and ample closet space. This home also features a 4-piece bathroom with quartz tile and a makeup counter with extra storage. The Bosch washer and dryer are conveniently hidden away in the galley kitchen, taking from European designs to maximize on space. The building also has a common laundry room, active outdoor pool, party room, and live-in resident managers. And fun fact, it's on Calgary's Evaluated Historic Resources Inventory List! Enjoy the convenience of numerous restaurants, shops, grocery stores on Fourth Street and walk to the downtown core with ease! Close to Stanley Park, all walking and biking pathways and the Elbow River, this beautiful unit won't last long. Book your showing today!**

Inclusions:  
Property Listed By: **None**  
**RE/MAX First**

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







