

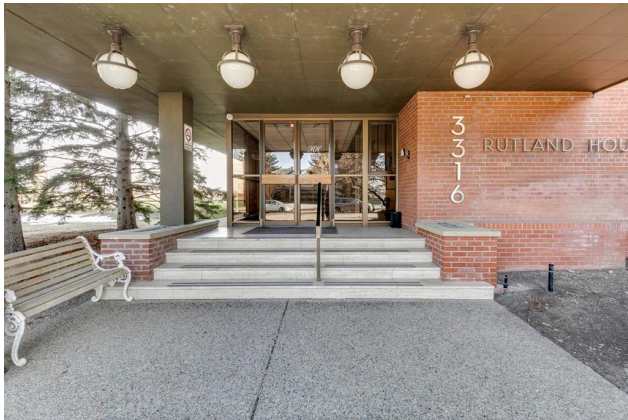


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3316 RIDEAU Place #408, Calgary T2S 1Z4**

MLS®#: **A2190792**      Area: **Rideau Park**      Listing Date: **01/30/25**      List Price: **\$483,000**  
 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,Underground**

Finished Floor Area  
 Abv Sqft: **953**  
 Low Sqft:  
 Ttl Sqft: **953**

DOM

**43**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Brick,Concrete,Wood Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Bar Fridge,Dishwasher,Electric Range,European Washer/Dryer Combination,Garage Control(s),Refrigerator,Window Coverings**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`11" x 11`1"	Living Room	Main	23`5" x 12`6"
Kitchen	Main	10`7" x 8`0"	Foyer	Main	5`7" x 8`0"
Dining Room	Main	7`2" x 8`0"	Bedroom	Main	12`11" x 10`4"
4pc Bathroom	Main	4`10" x 7`7"			

Legal/Tax/Financial

Condo Fee: **\$1,011**      Title: **Fee Simple**      Zoning: **M-H2**

Fee Freq:  
**Monthly**

Legal Desc: **7510321**

Remarks

Pub Rmks: **Your new home is here in Rideau's classic hilltop community. This spacious two bedroom condo features a perfect layout for comfort with style. The south facing windows and balcony look out to a beautiful panoramic view and welcome sunshine throughout the condo. Features insuite laundry, and includes an assigned indoor secured parking stall and storage locker. There is also a private outdoor pool available in season for condo owners! Just down the hill you'll find the Elbow River and Calgary pathway system, plus all the great shops and restaurants on 4th Street in Mission. Be sure to check out the interactive 3D virtual tour.**

Inclusions:  
Property Listed By: **free-standing wardrobe in bedroom  
Real Estate Professionals Inc.**

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









