

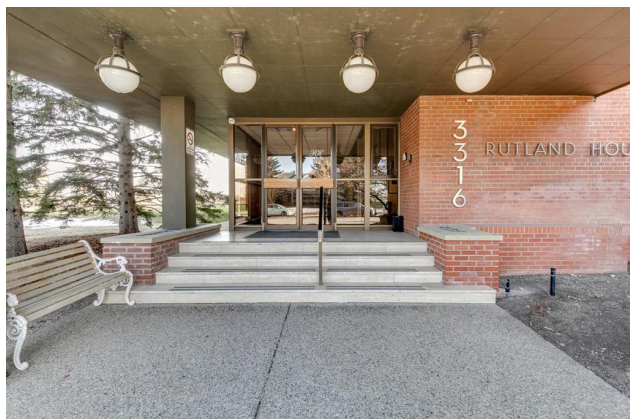


THE
A-TEAM

**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**

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

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

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

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**

Legal Desc:

7510321

Fee Freq:
Monthly

Remarks

Pub Rmks:

Your new home is here in Rideau's classic hilltop condo 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.

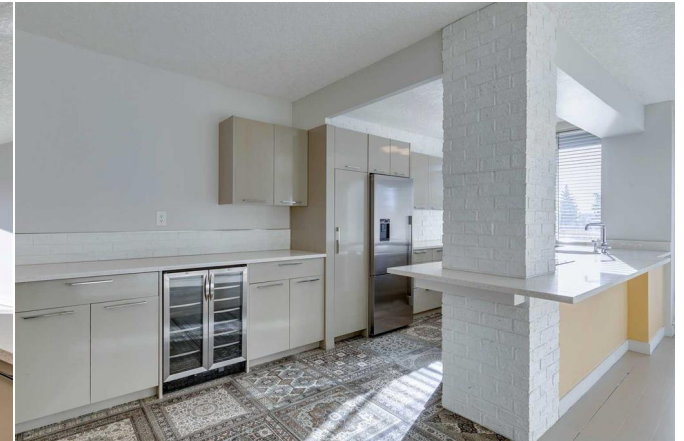
Inclusions:

free-standing wardrobe in bedroom

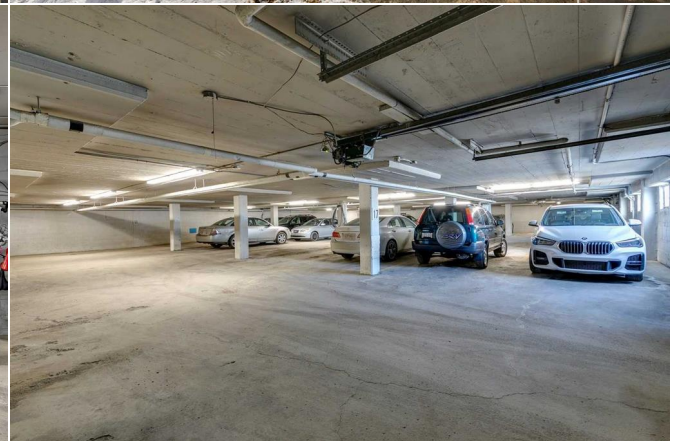
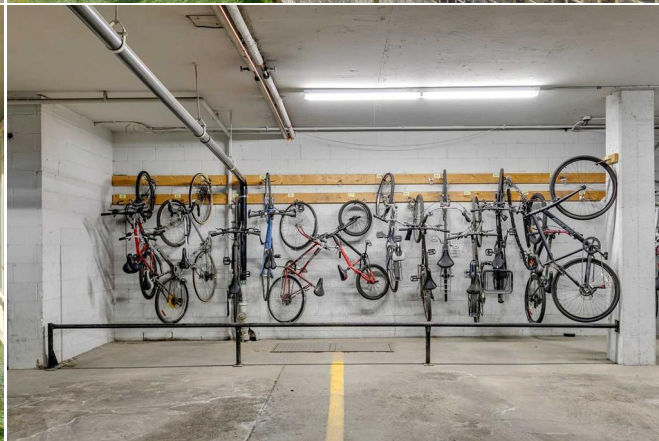
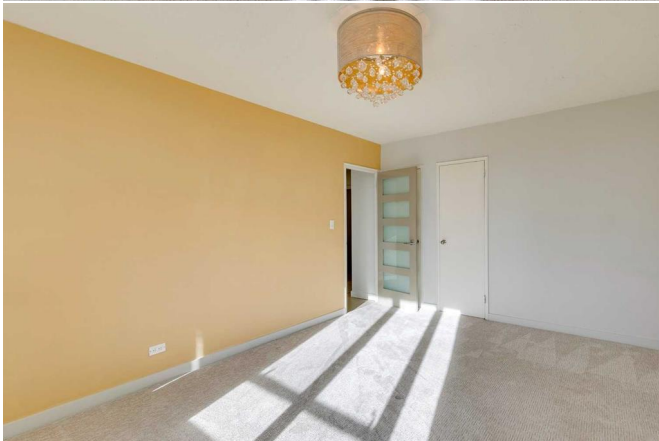
Property Listed By:

Real Estate Professionals Inc.

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



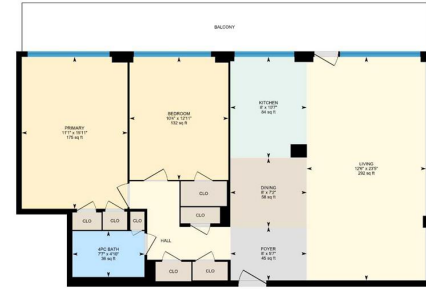






408-3316 Rideau Pl SW, Calgary, AB

Main Floor Interior Area 953.05 sq ft



PREPARED: 2025/01/29

While regions are excluded from bid floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.