



**GRASSROOTS**  
REALTY GROUP

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**408, 3316 Rideau Place SW  
Calgary, Alberta**

**MLS # A2216788**



**\$449,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rideau Park                        |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 953 sq.ft.                         | <b>Age:</b>   | 1955 (70 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                              |                   |          |
|--------------------|------------------------------|-------------------|----------|
| <b>Heating:</b>    | Hot Water                    | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Tile       | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                            | <b>Condo Fee:</b> | \$ 1,011 |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Wood Siding | <b>Zoning:</b>    | M-H2     |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | See Remarks                  |                   |          |

**Inclusions:** n/a

Your new home is here! 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 option 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.