



GRASSROOTS
REALTY GROUP

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408, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2235229



\$399,900

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

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

Inclusions: free-standing wardrobe in bedroom

Great opportunity to live in Rideau - this one won't be available for long! Spacious two bedroom condo. South facing balcony and windows look out to a beautiful panoramic view and welcome sunshine throughout the condo. Features in-suite laundry; an indoor secured parking stall and storage locker; on-site manager; additional social room and visitor parking; and 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.