



**GRASSROOTS**  
REALTY GROUP

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**704, 3316 Rideau Place SW  
Calgary, Alberta**

**MLS # A2245191**



**\$419,900**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Oversized, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 774
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Stone Counters		

**Inclusions:** None

This top floor unit has designer-quality renovations and amazing views of the city skyline and valley. It's rare to find this combination of great location and great condition. The open plan has wall to wall windows framing the views and hard-surface flooring throughout including large-scale porcelain tile and complimentary wood-laminate flooring. Large and bright living space with power/cable for a TV and access out to the 's long balcony. The dining space has a niche for a side table and power to drop a light fixture if desired. Stylish kitchen with amazing storage and workspace. Sculpted-oak uppers and modern flat white cabinetry blend with stone counters and marble backsplash. Kitchen storage includes a broom closet, recycling and pull-out pantry. Entry features a display niche with spotlight/shelves and an entry closet. Generous bedroom with fantastic views, custom black-out drapes and excellent closet with pull-out drawers. Sparkling new bath with soaking tub-shower combination (glass panel to eliminate shower curtain) and additional storage unit. Gorgeous outdoor space on the balcony with decking and decorative touches. Extras include in-suite laundry (currently just a washer&hellip;dryer can be added) and a separate storage locker. Superior parking in one of the few extra-wide stalls in the heated parkade. Pet friendly. Rideau Towers is a residential treasure in the heart of the inner-city. Four mid-century, solid concrete towers and townhomes are set amid 13 acres of lushly landscaped grounds. Rutland House sits next to an outdoor pool.