



**202, 3316 Rideau Place SW
Calgary, Alberta**

MLS # A2263587



\$488,000

Division: Rideau Park

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 1,026 sq.ft. **Age:** 1955 (71 yrs old)

Beds: 2 **Baths:** 2

Garage: Stall, Underground

Lot Size: -

Lot Feat: -

Heating: Hot Water

Water: -

Floors: Laminate

Sewer: -

Roof: -

Condo Fee: \$ 1,067

Basement: -

LLD: -

Exterior: Brick, Concrete, Wood Siding

Zoning: M-H2

Foundation: -

Utilities: -

Features: Open Floorplan, Storage

Inclusions: NA

Welcome to this exceptional 2-bedroom, 2-bathroom residence in the sought-after Rutland House. Bathed in natural light, this bright and sunny south-facing unit offers a spacious layout and a generous balcony overlooking the outdoor pool and landscaped green space — the perfect place to relax or entertain. Recent upgrades include new flooring and a refreshed kitchen, adding a modern touch to this inviting home. The unit also comes with a titled underground parking stall and a private storage locker for added convenience. Ideally situated in a quiet yet central location, you'll enjoy easy access to the vibrant amenities of Mission — trendy shops, coffeehouses, and restaurants — as well as Macleod Trail, the Stampede Grounds, and Calgary's Downtown Core. Scenic river pathways are just steps away, offering the perfect setting for leisurely walks and outdoor enjoyment.