

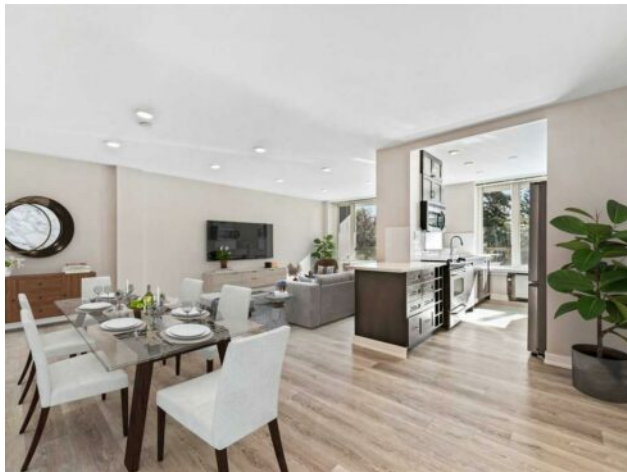


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2263587**



**\$488,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,067
<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>	Open Floorplan, Storage		

<b>Inclusions:</b>	NA
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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 &mdash; 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 &mdash; trendy shops, coffeehouses, and restaurants &mdash; 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.