



GRASSROOTS
REALTY GROUP

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202, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2263587



\$575,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Rideau Park | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,026 sq.ft. | Age: | 1955 (70 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.