



GRASSROOTS
REALTY GROUP

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

MLS # A2263587



\$500,000

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
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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 — 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.