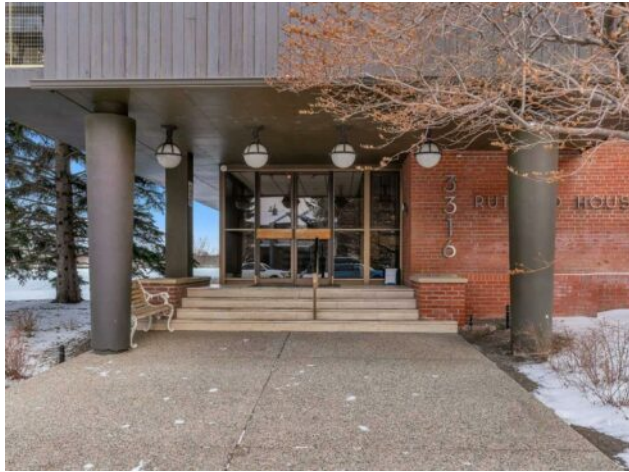




**302, 3316 Rideau Place SW
Calgary, Alberta**

MLS # A2281786



\$299,900

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	1955 (71 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 611
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Other, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: all window coverings, attached shoe racks & coat hooks

Don't miss this stylish, move-in-ready 1-bedroom condo in beautiful Rideau Towers. Rutland House is set in a quiet, park-like setting just a short walk to the river and pathways, 4th Street, the downtown core, and the Stampede Grounds. This bright unit features an open floor plan with huge windows and a spacious living area open to the kitchen, complete with granite countertops, stainless steel appliances, a large island with seating, and tons of storage. The bedroom offers a walk-in closet and in-suite laundry, while the updated bathroom includes a deep soaker tub and modern vessel sink. Enjoy summer evenings on the massive 31-foot balcony that spans the length of the unit and overlooks the private, beautifully manicured grounds. Additional highlights include a storage locker, laundry facilities, ample street and visitor parking, and an outdoor pool. This quiet, pet-friendly building is truly special and in an ideal location. Whether you're entering the market or looking to downsize, this is your opportunity to enjoy urban living at its best.