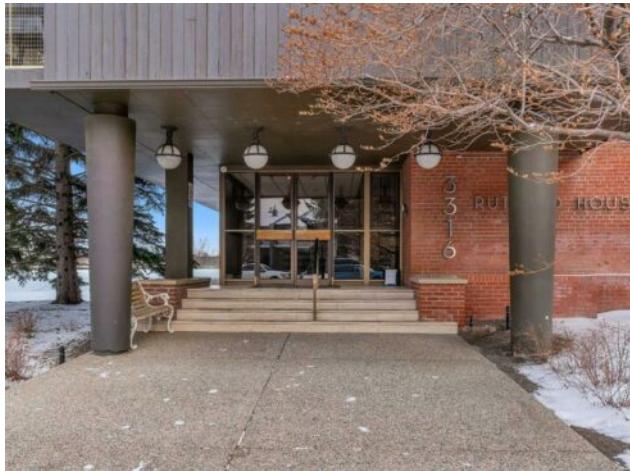




**302, 3316 Rideau Place SW  
Calgary, Alberta**

**MLS # A2281786**

**\$299,900**



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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other, Wood Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.