

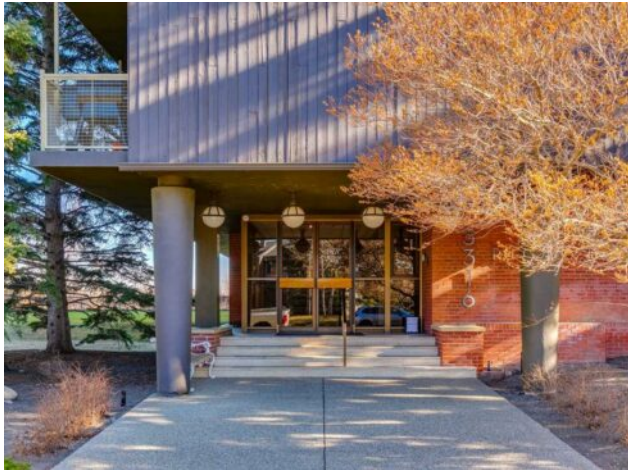


GRASSROOTS
REALTY GROUP

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204, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2285739



\$325,000

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	1955 (71 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Located in a highly desirable Rideau towers, an urban setting surrounded by acres of greenery, this charming one-bedroom apartment offers the perfect blend of style, comfort + location. Set in a quiet concrete building with friendly neighbors, this non-smoking residence welcomes pets on approval + provides a relaxed lifestyle in the heart of the city. The bright open-concept layout showcases excellent room scale throughout. Fully renovated with fresh paint, hardwood flooring + fashionable lighting fixtures, the home feels stylish + contemporary. Huge windows in the living + dining areas overlook peaceful green space + flood the apartment with natural light, creating an ideal setting for everyday living + entertaining guests or hosting dinner parties. The galley kitchen features newer cabinetry + floating shelves (2024), updated backsplash + a large window that keeps the space exceptionally bright. The bathroom has been renovated with modern finishes. The bedroom is spacious with generous storage. This main floor unit includes assigned parking. A large main floor laundry room with multiple washers + dryers makes daily tasks easy. Residents enjoy a fabulous outdoor pool + a well-maintained building, with upcoming work already paid for by the current owner. Just off the ridge with direct access to the pathway system, river, Stanley Park, close to Fourth Street + downtown This home offers an exceptional area + lifestyle. Perfect for a single professional or couple seeking stylish urban living surrounded by nature.