



GRASSROOTS
REALTY GROUP

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**608, 3316 Rideau Place SW
Calgary, Alberta**

MLS # A2299045



\$349,900

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating: Standard, Hot Water, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 1,037

Basement: -

LLD: -

Exterior: Brick, Concrete

Zoning: M-H2

Foundation: -

Utilities: -

Features: High Ceilings, Open Floorplan

Inclusions: N/A

Situated in the desirable Rideau Towers, this bright + spacious two-bedroom apartment offers an comfortable lifestyle in a beautiful, park-like setting. The open-concept living + dining area is filled with natural light + finished in neutral décor + there are two generously sized bedrooms, a full bathroom + the convenience of en-suite laundry. Enjoy very pretty views overlooking the outdoor pool with mountain views beyond. This quiet, all-concrete building is well maintained + offers a strong sense of community. Residents enjoy an outdoor pool for summer use, along with the added benefits of underground parking + a dedicated storage room. The building is pet-friendly + the special assessment for upcoming balcony work has already been fully paid, providing additional value + peace of mind. Ideally positioned just off the ridge, the location offers incredible walkability to the pathway system + river, as well as easy access to Stanley Park, including its tennis courts + outdoor pool. The shops + restaurants of Fourth Street are just a short walk away + downtown remains easily accessible. Enjoy a quiet, nature-filled setting as well as urban convenience.