



**403, 3316 Rideau Place SW  
Calgary, Alberta**

**MLS # A2142016**



**\$385,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Enclosed, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 646
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Smoking Home, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to your stylish sanctuary on the 4th floor in the heart of Rideau Park! This serene condo nestled on 13 acres offers a perfect blend of tranquility and convenience. Step into the spacious living room and take in the stunning view of the private green space and distant city skyline. Freshly updated, the kitchen features updated cabinets, counters, & SS appliances ensuring modern comfort. The generous one-bedroom layout is bright and airy, accommodating a king-size bed and furniture with ease, complemented by two spacious closets for ample storage. Additional in-unit storage and a large locker on the lower level provide even more space. Just steps from your door, enjoy access to the heated outdoor pool (for a yearly fee), perfect for relaxing on sunny days, and paved pathways leading to the nearby Elbow River for leisurely walks. Privacy is paramount with private green spaces between buildings ensuring exclusivity. Don't miss this rare opportunity to own a piece of paradise on the 4th floor in Rideau Park, within walking distance to Mission, Stanley Park, and a plethora of amenities. Schedule a viewing today and embrace urban living at its finest in your new home sweet home.