



107, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2145343



\$379,000

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	933 sq.ft.	Age:	1955 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 806
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Spacious, bright & renovated 2 bedroom condo in the popular Rutland House in a quiet concrete building with more than 12 acres of tranquil park like setting, in a quiet cul-de-sac. Perched on top of a hill and just short walk from all the trendy restaurants, shops and conveniences of Mission & the beautiful river paths. Freshly painted, with newly installed luxury wide plank laminate floors throughout. Huge south facing windows flood each of the rooms with natural light throughout the day with views of the pool and park directly across from the unit. The kitchen features gleaming white cabinets, with new stainless steel appliances. Two large bedrooms are each wide enough for a king sized bedroom suite. Updated radiators keep the charm of this beautiful condo and building. Bright 4 piece bathroom, includes a 4 piece bathroom. Laundry loaded just steps down the hall, with an option for adding in-suite laundry in a closet (with board approval). Use of Recent common area renovations and an on-site caretaker, keep the building looking fantastic. Assigned parking stall and large storage locker. Pet friendly building for those with their own fur babies. A perfect blend of modern elegance located conveniently with an inner city lifestyle at Rutland House. Located just a short walk to all the shops and conveniences of Mission & 4th Street & Stanley Park. Opportunity awaits to live in this exclusive and hidden pocket of homes, just outside the downtown core.