

606,607, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2163205



\$948,500

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,660 sq.ft.	Age:	1955 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 1,436
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Granite Counters, No Smoking Home		

Inclusions: N/A

This is the one you have been waiting for! When you drive up the hill from Mission, you are greeted by the private community of Rideau Towers. Built in 1955 by an Italian architect, using the latest in building technology, Rideau Towers is like a holiday resort in the center of Calgary featuring a private exclusive heated outdoor pool that is rarely seen in Calgary these days. Our 6th floor pet friendly home is a south facing corner unit (originally 2 units) with 1638 sq ft. and unobstructed views from every room. Always bright, super quiet and an undisturbed view. The current owners embarked on a full renovation with every detail attended to. Featuring an open kitchen with top grade cabinets, appliances and a 15 foot island. Just behind the kitchen is a perfect nook with an east facing window, laundry, wine fridge and plenty of built in cabinets. Cork flooring through out most of the unit are very quiet and warm to the touch. Spacious Master bedroom has lots of room for king size bed. Walk in closet is complete with custom built in cabinets, shelving and rods. 5 piece Master bath has large soaker tub and walk in shower. The bedroom/office/den has built in shelving, cabinets and desk. There is a 2nd full bathroom for guests. Rideau Towers sits on a lush 17 acre parcel steps from the Elbow River pathway system, 4th Street Village, transit/shops, & is a few minute drive from downtown.