

503, 3316 Rideau Place SW  
Calgary, Alberta

MLS # A2181131



**\$350,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 774

**LLD:** -

**Zoning:** M-H2

**Utilities:** -

**Inclusions:** None

1 BEDROOM | 1 BATHROOM | 740 SQFT | OPEN LAYOUT | UNDERGROUND HEATED PARKING | STORAGE LOCKER | Welcome to this bright and spacious open concept condo in Rideau Park with surrounding green spaces and direct access to the river pathways. As you enter the home you will be impressed with the open layout, abundance of windows illuminating the space with natural light and wide plank flooring carried throughout the home. The open kitchen features floor to ceiling cabinetry with a large quartz peninsula with breakfast bar, stainless steel appliance, and quartz backsplash. Enjoy the spacious living and dining area opening onto a large 31' patio with views of downtown. Relax in the large bedroom after a long day with oversized windows bringing in natural light and ample closet space. This home also features a 4-piece bathroom with quartz tile and a makeup counter with extra storage. The Bosch washer and dryer are conveniently hidden away in the galley kitchen, taking from European designs to maximize on space. The building also has a common laundry room, active outdoor pool, party room, and live-in resident managers. And fun fact, it's on Calgary's Evaluated Historic Resources Inventory List! Enjoy the convenience of numerous restaurants, shops, grocery stores on Fourth Street and walk to the downtown core with ease! Close to Stanley Park, all walking and biking pathways and the Elbow River, this beautiful unit won't last long. Book your showing today!