

**401, 3316 Rideau Place SW**  
**Calgary, Alberta**

**MLS # A2314632**



**\$275,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	753 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 793
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to Rideau Towers! Introducing this one-bedroom, one-bathroom corner unit perched on the 4th floor, with natural privacy guarded by trees. Thoughtful and unique open layout between the kitchen and living room featuring stainless steel appliances, ample cabinet space, tile flooring and easy flow for everyday living and entertaining. Generously sized bedroom and a well-appointed bathroom complete the comfortable interior. The unique corner unit allows SW light exposure to flow through the kitchen window giving it a brighter feel than most north facing units. An oversized balcony is yours to enjoy as is custom when you reside at Rideau Towers. Includes an outside parking stall and a storage locker. Situated on the Elbow River walking and biking pathway, just a 10-minute stroll down the hill to trendy Mission's shops and restaurants; 15 minutes to the Stampede Grounds and the new Calgary Event Center. Easy access to Macleod Trail and Elbow Drive. Summer access to the building pool adds a perfect recreational bonus. Have you been dreaming of living on the hill looking over downtown Calgary? Have you been waiting to call this iconic building home? Call your favourite Realtor today to schedule your showing!