

**601, 3339 Rideau Place SW**  
**Calgary, Alberta**

**MLS # A2322494**



**\$279,900**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	771 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 636
<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>	No Animal Home, No Smoking Home		

**Inclusions:** storage cabinet (currently in storage room)

Perched above the city in Calgary's iconic Rideau Towers, this rare higher floor unit offers breathtaking panoramic views of downtown, the Elbow River valley, and the city skyline. Located in historic Devonshire House, one of Calgary's most recognizable mid-century modern buildings, this spacious one-bedroom condominium combines an unbeatable location with incredible potential. The well-designed layout features a generous living room, large primary bedroom, full bathroom, functional kitchen, pantry storage, and an expansive balcony stretching over 33 feet across the entire width of the unit, an extraordinary outdoor space rarely found in today's condominium market. The unit remains largely original and presents a fantastic opportunity for buyers looking to renovate and create their own custom residence in one of Calgary's most prestigious inner-city neighbourhoods. Whether you're an investor, designer, renovator, or buyer with a vision, the possibilities here are endless. Rideau Park is renowned for its mature trees, quiet streets, and exceptional proximity to Mission, the Elbow River pathway system, downtown Calgary, restaurants, shopping, and transit. If you've been waiting for an affordable entry into one of Calgary's most sought-after locations, this is your chance to transform a classic residence into something truly special. Outdoor pool access is available for additional fee.