

**308, 3316 Rideau Place SW  
Calgary, Alberta**

**MLS # A2167964**



**\$599,900**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 845
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** N/A

**\*\* Please click on "Videos for 3D tour \*\*** Recently renovated condo with SOUTH facing views in very desirable Rideau Park! This stunning home features: 2 good sized bedrooms, gorgeous renovated 3-piece bathroom, in-suite laundry, large sunny SOUTH facing deck with park/pool views, chic wide plank flooring, recently redone kitchen with brand new high end appliances/quartz counters/lots of storage/pot drawers, huge dining space, 1 assigned heated underground parking space, 1 assigned storage space and much more! Location is a 10 out of 10 - Rideau Towers is a 13 acre site, perched up on the top of a hill right near all the amazing shops and restaurants of Mission. All pathways right at your doorstep and the Elbow River just a stone's throw away! Move in ready and total pride in ownership!