

# \$452,000 - 408, 3316 Rideau Place Sw Place Sw, Calgary

MLS® #A2088229

**\$452,000**

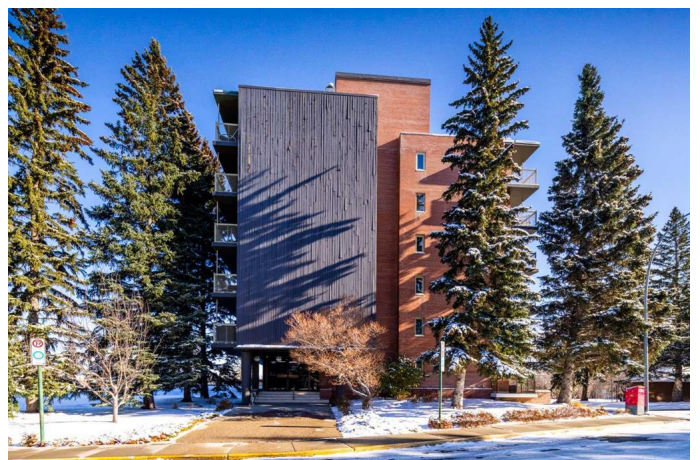
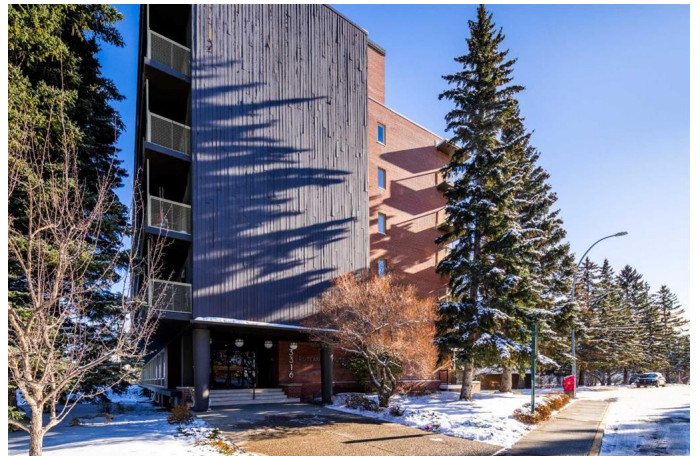
2 Bedroom, 1.00 Bathroom, 956 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

This beautifully designed 2 bedroom, open concept apartment in Rideau Towers is a jewel. The kitchen, large and substantial, flows into a sophisticated great room, perfect for entertaining. The renovation, completed by "Dreams by Design," boasts designer elements everywhere. Hand painted Spanish tile, built in bar with wine fridge and front foyer cabinetry. The mid century elements still shine through the entire apartment. On a sunny day the entire apartment is drenched in sunlight, and the far off mountains reveal themselves. Standing in the living room you would never know you are in mid town Calgary. Both bedrooms are roomy. The primary bedroom can easily accommodate a king size bed. A titled parking indoor space, storage room and huge balcony, all contribute to more space!

This fantastic location offers walking distance to the trendy mission area without the noise and density. The quiet Rideau Ridge area is a walk or short drive to Safeway, great restaurants, and unique shops on 4th Street and 17th ave. In close proximity the Repsol Centre, Stampede Park, the downtown core and the Elbow River pathways. The 4 iconic buildings, that make up Rideau Towers are renowned for their architectural uniqueness and vast green space. The on-site managers make life much easier. Come see this designer gem!



Built in 1955

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2088229       |
| Price          | \$452,000      |
| Sold Price     | \$460,000      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 956            |
| Acres          | 0.00           |
| Year Built     | 1955           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 408, 3316 Rideau Place Sw Place Sw |
| Subdivision | Rideau Park                        |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T2S 1Z4                            |

## Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Coin Laundry, Elevator(s), Outdoor Pool, Party Room, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Assigned, Parkade                                                                  |
| Waterfront     | See Remarks                                                                        |

## Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage |
| Appliances        | Dishwasher, Electric Range, European Washer/Dryer Combination, Refrigerator, Wine Refrigerator                                         |
| Heating           | Baseboard                                                                                                                              |
| Cooling           | None                                                                                                                                   |

# of Stories                7

## Exterior

Exterior Features    Other  
Lot Description      Back Lane, Many Trees  
Construction        Brick, Concrete, Wood Siding

## Additional Information

Date Listed            October 28th, 2023  
Date Sold             October 30th, 2023  
Days on Market      2  
Zoning                 M-H2  
HOA Fees              0.00

## Listing Details

Listing Office         SOTHEBY'S INTERNATIONAL REALTY CANADA

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