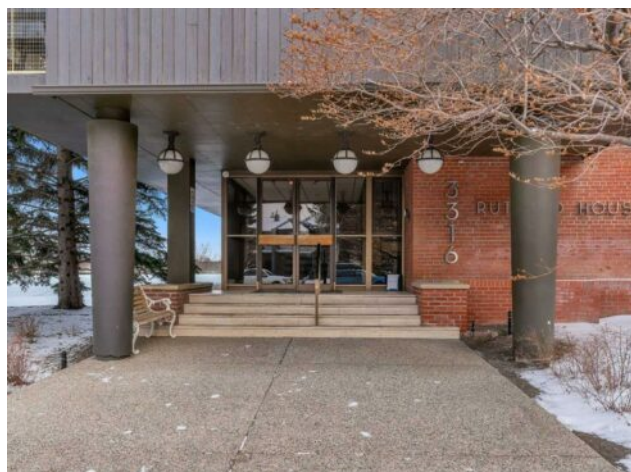


302, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2281786



\$299,900

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 611 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Other, Wood Siding | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: all window coverings, attached shoe racks & coat hooks

Don't miss this stylish, move-in-ready 1-bedroom condo in beautiful Rideau Towers. Rutland House is set in a quiet, park-like setting just a short walk to the river and pathways, 4th Street, the downtown core, and the Stampede Grounds. This bright unit features an open floor plan with huge windows and a spacious living area open to the kitchen, complete with granite countertops, stainless steel appliances, a large island with seating, and tons of storage. The bedroom offers a walk-in closet and in-suite laundry, while the updated bathroom includes a deep soaker tub and modern vessel sink. Enjoy summer evenings on the massive 31-foot balcony that spans the length of the unit and overlooks the private, beautifully manicured grounds. Additional highlights include a storage locker, laundry facilities, ample street and visitor parking, and an outdoor pool. This quiet, pet-friendly building is truly special and in an ideal location. Whether you're entering the market or looking to downsize, this is your opportunity to enjoy urban living at its best.