



204, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2285739



\$325,000

Division: Rideau Park

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 751 sq.ft. **Age:** 1955 (71 yrs old)

Beds: 1 **Baths:** 1

Garage: Outside, Stall

Lot Size: -

Lot Feat: -

Heating: Hot Water, Natural Gas

Water: -

Floors: Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 793

Basement: -

LLD: -

Exterior: Brick, Concrete, Wood Frame, Wood Siding

Zoning: M-H2

Foundation: -

Utilities: -

Features: Granite Counters, Open Floorplan

Inclusions: N/A

Located in a highly desirable Rideau towers, an urban setting surrounded by acres of greenery, this charming one-bedroom apartment offers the perfect blend of style, comfort + location. Set in a quiet concrete building with friendly neighbors, this non-smoking residence welcomes pets on approval + provides a relaxed lifestyle in the heart of the city. The bright open-concept layout showcases excellent room scale throughout. Fully renovated with fresh paint, hardwood flooring + fashionable lighting fixtures, the home feels stylish + contemporary. Huge windows in the living + dining areas overlook peaceful green space + flood the apartment with natural light, creating an ideal setting for everyday living + entertaining guests or hosting dinner parties. The galley kitchen features newer cabinetry + floating shelves (2024), updated backsplash + a large window that keeps the space exceptionally bright. The bathroom has been renovated with modern finishes. The bedroom is spacious with generous storage. This main floor unit includes assigned parking. A large main floor laundry room with multiple washers + dryers makes daily tasks easy. Residents enjoy a fabulous outdoor pool + a well-maintained building, with upcoming work already paid for by the current owner. Just off the ridge with direct access to the pathway system, river, Stanley Park, close to Fourth Street + downtown. This home offers an exceptional area + lifestyle. Perfect for a single professional or couple seeking stylish urban living surrounded by nature.