



## 3316 Rideau Place Calgary Alberta

\$750,000

An opportunity like this hasn't presented itself in years! Welcome to the coveted Rideau Towers! Presenting a very rare opportunity to purchase side-by-side units on the 5th floor of Rutland House featuring an expansive (nearly 70 ft!) south facing balcony with views of the Rocky Mountains. Being sold as a package, Units 506 & 507 cover the southeast corner of Rutland House with east facing windows out of unit 506 and south facing balconies giving you great sun exposure and stunning views. There is the opportunity to combine these two units into a single large residence. Unit 506, located on the southeast corner of the building, presents 1120 sq ft of living space with 2 bedrooms and 1.5 bathrooms. The primary bedroom has a walk-in closet and a huge south-facing window. Unit 507, located directly next door (west) of unit 506, add another 482 sq ft of living space to the floor plan. This studio has one full bathroom, and a kitchen. Rutland House is an impeccably-maintained residence - owners enjoy use of the pool as well as the party room, along with the incredible views and ample sunlight. It is a completely smoke-free building (inside and out). With over 1600 square feet of combined space, there is so much potential here to create the residence of your dreams. Perched atop the hill in Rideau Park, safe from any flood risk, this is a perfect opportunity for someone looking to downsize out of a larger home in the community. Walk to the Glencoe Club, Mission, the Elbow River pathways, and many parks and green spaces. Enjoy the views of downtown Calgary as well as clear views of the Rocky Mountains. There is a greenspace directly outside the building, and it's right across the street from a huge park as well as Princess Obolensky Park, with beautiful views of the Elbow River valley. Minutes from downtown and with easy access to Macleod Trail, you are nestled in a quiet, pr...

4pc Bathroom 7.67 Ft x 5.75 Ft

Dining room 12.58 Ft x 9.67 Ft

Foyer 7.83 Ft x 5.75 Ft

Kitchen 7.50 Ft x 8.83 Ft

Living room 12.58 Ft x 14.67 Ft

2pc Bathroom 6.17 Ft x 5.67 Ft

4pc Bathroom 6.50 Ft x 7.33 Ft

Bedroom 12.42 Ft x 10.50 Ft

Dining room 17.00 Ft x 11.08 Ft

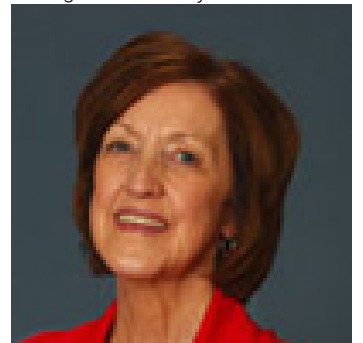
Kitchen 8.42 Ft x 9.25 Ft

Living room 23.50 Ft x 12.58 Ft

Primary Bedroom 17.17 Ft x 11.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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