



## 3316 Rideau Place Calgary Alberta

\$325,000

This sunny, bright, two bedroom unit in Rutland House faces south and has a view of the outdoor pool and green space behind the complex. A large foyer with hardwood floors greets you as you step inside. The open concept living room and dining area are bathed in sunshine and provide ample space for entertaining friends. Enjoy views of mature trees from the forty-two foot long balcony. The efficient kitchen could easily be updated to reflect your own personal style. Hardwood continues down the hallway into the two well-proportioned bedrooms. There are multiple closets for all your storage needs, an extra personal storage locker and an assigned parking stall. This mid-century modern building was designed by architect Peter Caspari in 1955 to be Calgary's first premier high-rise. Design lovers will appreciate the archetypal International-style and visible position atop the Elbow River Escarpment. The proximity of Macleod Trail, the Stampede grounds and Downtown Core make it an ideal location. Stroll the pathways along the river or walk to the restaurants, cafes and boutiques of the Mission district. This is an ideal spot to enjoy all the city has to offer! (id:6769)

Kitchen 11.00 Ft x 8.00 Ft

Dining room 12.17 Ft x 10.00 Ft

Living room 14.00 Ft x 12.50 Ft

Foyer 13.00 Ft x 8.00 Ft

Primary Bedroom 16.58 Ft x 10.83 Ft

Bedroom 13.25 Ft x 10.33 Ft

4pc Bathroom 7.42 Ft x 7.08 Ft

Listing Presented By:



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