



## 3316 Rideau Place Calgary Alberta

\$649,900

Stunning double unit two bedroom, two bathroom apartment in popular Rutland House! Offering a luxurious 1517 square foot open plan with loads of natural light. Huge great room, informal dining + renovated galley kitchen with custom Cherrywood cabinetry, stainless appliances, granite counters + efficient use of space. Beautiful wide planked engineered hardwood flooring, newer neutral carpeting + beautiful millwork. The two bedrooms are both very spacious, with primary very large + with conveniently built in laundry. Two access doors to large private deck. The condo has built in Lutron lighting system with app controlled convenience settings. Two assigned parking spaces, one indoor + one outside. Fabulous city views + across to the stampede. Sit on the balcony to enjoy the fireworks. This pet friendly building is immaculately kept with its own on site managers + with spacious landscaped grounds including outdoor swimming pool to be enjoyed in the summer months. Stellar location in sought after neighborhood + with quick access to pathway system, parks, 4 street shops + restaurants, Glencoe, + Downtown. (id:6769)

4pc Bathroom 7.42 Ft x 4.92 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

Bedroom 16.42 Ft x 10.75 Ft

Dining room 23.92 Ft x 12.33 Ft

Foyer 9.42 Ft x 8.42 Ft

Kitchen 14.50 Ft x 7.92 Ft

Living room 23.92 Ft x 13.83 Ft

Primary Bedroom 16.42 Ft x 18.83 Ft

Other 8.83 Ft x 5.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca