



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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202, 3316 Rideau Place SW
Calgary, Alberta

MLS # A2263587



\$575,000

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,067
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		
Inclusions:	NA		

Welcome to this exceptional 2-bedroom, 2-bathroom residence in the sought-after Rutland House. Bathed in natural light, this bright and sunny south-facing unit offers a spacious layout and a generous balcony overlooking the outdoor pool and landscaped green space – the perfect place to relax or entertain. Recent upgrades include new flooring and a refreshed kitchen, adding a modern touch to this inviting home. The unit also comes with a titled underground parking stall and a private storage locker for added convenience. Ideally situated in a quiet yet central location, you’ll enjoy easy access to the vibrant amenities of Mission – trendy shops, coffeehouses, and restaurants – as well as Macleod Trail, the Stampede Grounds, and Calgary’s Downtown Core. Scenic river pathways are just steps away, offering the perfect setting for leisurely walks and outdoor enjoyment.