

# \$180,000 - 507, 3316 Rideau Place Sw, Calgary

MLS® #A2236801

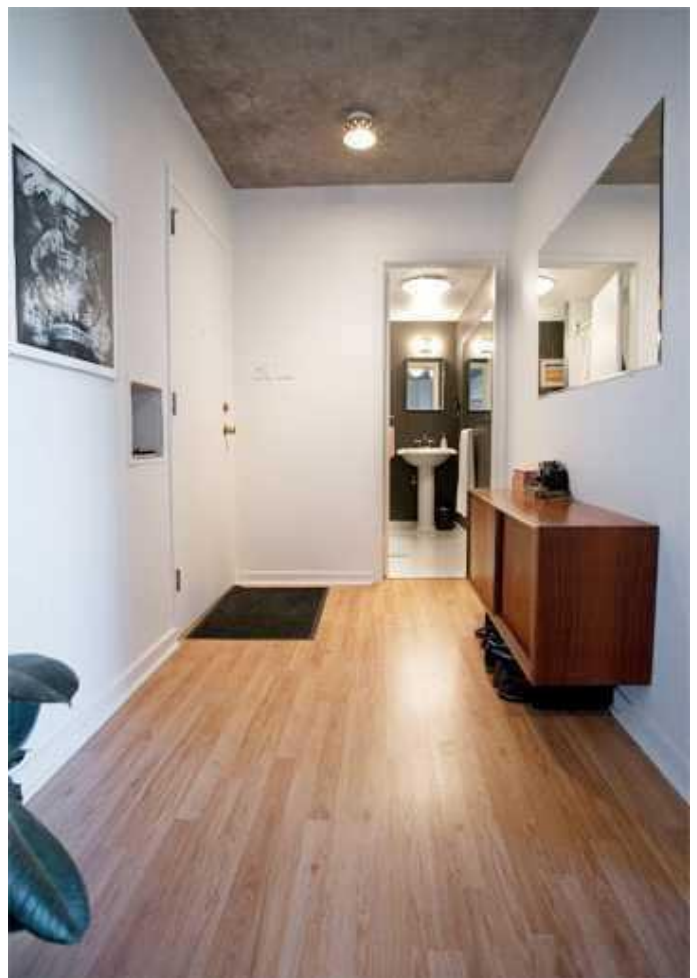
**\$180,000**

0 Bedroom, 1.00 Bathroom, 482 sqft

Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

Presenting unit 507 in the Rutland House, part of the prestigious Rideau Towers! This loft style unit provides a fantastic value option for the young professional looking to be close to downtown but still offering the privacy and serenity which Rideau Towers can provide. This unit has one full bathroom and a great loft style room to make your own along with a kitchen waiting for their next chef to make it their masterpiece. . Rutland House is an impeccably-maintained residence – owners enjoy use of the pool (small annual fee) as well as the party room, along with the incredible views and ample sunlight. It is a completely smoke-free building (inside and out). 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™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, prestigious, and safe community, while being close to everything you might need. Unit has an approved window AC unit, which is rare for this building. Can be purchased along with neighbouring unit 506 to potentially combine



units or can be purchase separately.

Built in 1955

### **Essential Information**

MLS® #	A2236801
Price	\$180,000
Bathrooms	1.00
Full Baths	1
Square Footage	482
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### **Community Information**

Address	507, 3316 Rideau Place Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1Z4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Party Room, Storage, Visitor Parking, Coin Laundry, Outdoor Pool, Secured Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator
Heating	Baseboard
Cooling	Window Unit(s)
# of Stories	7

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	5
Zoning	M-H2

**Listing Details**

Listing Office	CIR Realty
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