

Listing Client Full No Remarks

3316 Rideau Place SW # 204 Calgary, AB T2S 1Z4

Residential
Active [A2285739](#)

DOM: 75 **LP:** \$299,900.00
OP: \$325,000.00



PD:
Class: Apartment
County: Calgary
Type: High Rise (5+ stories)
Levels: Single Level Unit
Year Built: 1955
LINC#: [0018116939](#)
Arch Style: Apartment-Single Level Unit
Illegal Suite: 0
Possession: 60 Days / Neg
Lot Dim:
Front Length:
Legal Desc: 7510321;6
Legal Pln: 7510321 **Blk:**
Zoning: M-H2
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Board Approval

City: Calgary
Subdivision: Rideau Park
Ttl Beds: 1
F/H Bth: 1/0
RMS SQFT: 751.38
LP/SF: \$399.13
Suite: No
Legal Suite: 0
Lot Size: SF| SM
Lot Depth: M'
Lot: **Condo:** Yes
Tax Amt/Yr: \$2,231.00/2025
Loc Imp Amt:
Front Exp: N

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:		Mtr2		SqFt
Baths:	0	0	0	1	0	0	Bed Abv: 1	69.80		751.38		SqFt
EnSt Bth:	0	0	0	0	0	0	Rms Abv: 4	Total AG: 69.80		Mtr2 751.38		SqFt

Property Information

Basement:
Heating: Hot Water, Natural Gas
Construction: Brick, Concrete, Wood Frame, Wood Siding
Foundation:
Exterior Feat: None
Roof Type:
Reports: RMS Supplements, Title
Parking: Outside, Stall **Total:** 1
Features: Granite Counters, Open Floorplan
Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Goods Include: N/A
Appliances: Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Other Equip: None
Goods Exclude: N/A
Pool Features: Heated, Outdoor Pool

Laundry Ft: In Unit
Cooling: None
Fireplaces: 0
Flooring: Hardwood
Fencing:
Patio/Porch: None

Condo Information

Condo Name: Rutland House
Condo Type: Conventional Condo
Mgmt Co/Ph: Keystone Grey/403-668-4866
Prk Plan Type: Assigned
Legal Desc: 7510321/6
Legal Park:
Legal Stor:
of Units:
Fee Includes: Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Reg Size Incl: Interior Above Grade, Wall Thickness
Assoc Amen: Elevator(s), Laundry, Outdoor Pool, Storage, Visitor Parking
Pets Allowed: Restrictions

Post Tension: No
Prk Stall #: 6
Storage Type: Separate from Unit
Locker #: 6
Registrd Size: 72.74

Condo Fee: \$792.93/Monthly
HOA:
Floor #: 1
Elevators: 1
Total Floors: 7
Common Walls: 2+ Common Walls
Unit Exposure: N
Unit Factor: 166
Prk Unit Factor:
Floor Location: Ground

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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