

# \$499,000 - 408, 3339 Rideau Place Sw, Calgary

MLS® #A2206557

**\$499,000**

2 Bedroom, 1.00 Bathroom, 973 sqft  
Residential on 0.00 Acres

Rideau Park, Calgary, Alberta

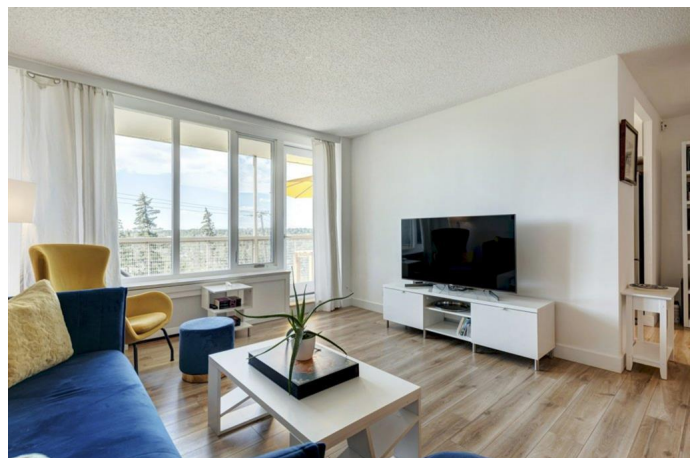
LIVE IN LUXURY at Devonshire House, one of the exclusive, coveted, iconic, international-style, mid-century complexes known as Rideau Towers. A truly high value home in a rare, exquisitely designed landmark building.

Stunning views of the mountains, green oasis and river below from the highly visible location atop the Elbow River escarpment. Awake to dazzling views of nature! trembling aspen, balsam poplar, lodge pole pine, white spruce trees, beautiful birds and animals such as deer from your 43â€™™ balcony while enjoying your morning coffee.

The DESIGNER RENOVATION of this 2 bedroom / 1 full bathroom condo on the fourth floor is exemplary. This home was completely re-created to include wide-plank laminate flooring, paint, galley kitchen with quartz counter tops, multi-glass backsplash, built-in bar, soft-close drawers and cabinets plus top quality upgraded stainless steel appliances and in-suite laundry (washer).

Gorgeous sunny south views from every window! A splendid open concept living / dining area excellent for entertaining family and friends.

For utmost convenience you will find built-in closet organizers in each of the grand bedrooms. A light and bright renovated



bathroom with gleaming tile floors, closet/storage, barn door, new vanity, toilet & bathtub. In-suite laundry with GE washer was modified to encompass more organizational storage, a sleek barn door and shoe closet. Newer window coverings and all new lighting â€“ did you notice the exquisite designer light fixture above the dining table?

Condo fees include heat, water and sewer services. There is an assigned storage locker for your exclusive use & the building even has additional common laundry facilities and plenty of parking space for visitors. Parking is also available on the street in the front and side of the building. It is rare to find a beautiful outdoor pool, vast park areas like Rideau Park, wild nature walking and bike paths, one of the best outdoor skating areas in the City, and a rustic, charming building nearby, the Historic Southern Alberta Pioneers Memorial Building.

A prime location in this sought-after inner city community, mere minutes to shopping & restaurants on 4th Street and 17th Avenue, Chinook Centre, Mission district and Stampede Park. Easy downtown access & so much more! See this fine gem before itâ€™s gone! Book your private viewing today!!

Built in 1955

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206557    |
| Price          | \$499,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 973         |
| Acres          | 0.00        |
| Year Built     | 1955        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 408, 3339 Rideau Place Sw |
| Subdivision | Rideau Park               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2S 1Z5                   |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Elevator(s), Visitor Parking |
| Parking   | Off Street                   |
| Has Pool  | Yes                          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Other, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Boiler, Hot Water, Natural Gas   |
| Cooling           | None  |
| # of Stories      | 6   |
| Basement          | None  |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Roof              | Rubber, Tar/Gravel           |
| Construction      | Brick, Concrete, Wood Siding |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 9                |
| Zoning         | M-H2             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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