



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3029 RUNDLESON Road #80, Calgary T1Y3Z5**

MLS® #: **A2117369**

Area: **Rundle**

Listing Date: **03/26/24**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**1978**

Lot Information

Finished Floor Area

Abv Sqft:

**1,094**

Low Sqft:

Ttl Sqft:

**1,094**

Lot Sz Ar:

Lot Shape:

DOM

**54**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot**

**Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stucco,Wood Frame,Wood Siding**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 7`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`0" x 4`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`3" x 10`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 4`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`4" x 8`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 5`0"</b>	<b>Den</b>	<b>Basement</b>	<b>12`4" x 10`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>19`0" x 16`7"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$345**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d75**

Legal Desc: **8310851**

Remarks

Pub Rmks: **PRICED TO SELL, LOCATION, LOCATION, LOCATION! Welcome to this 2-storey end unit, well maintained condo townhouse in excellent condition. Professionally managed, with 3 large bedrooms upstairs and a half bathroom in the basement, you have a large area for storage and a den to be used as an office or kids' playroom. Main floor has large kitchen with white cabinets open to dining room, living room with patio doors that lead to a fenced and landscaped backyard. This property is close to transportation, shopping, hospital, and playground. A Must See, book your private viewing today, because it will not last in the market!!!**

Inclusions: **NA**

Property Listed By: **D Gees Realty Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













