



THE
A-TEAM

**RE/MAX
FIRST**

918 RUNDLE Crescent, Calgary T2E 5L9

MLS®#: **A2133971**

Area: **Renfrew**

Listing Date: **05/22/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

Lot Sz Ar: **5,155 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Level,Pie Shaped Lot,Treed**
Park Feat: **Double Garage Detached**

DOM

34
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **Laminate Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 16`0"
Kitchen	Main	11`1" x 7`7"
Bedroom - Primary	Main	11`8" x 9`3"
Bedroom	Upper	11`2" x 9`10"
Storage	Basement	11`5" x 8`10"

Room	Level	Dimensions
Family Room	Basement	23`3" x 11`2"
Laundry	Main	8`3" x 5`8"
Bedroom	Upper	12`0" x 9`3"
4pc Bathroom	Main	6`7" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6133GA

Zoning:
R-C2

Remarks

Pub Rmks: **Attention Builders and Investors! This prime pie-shaped RC-2 lot, measuring 44'x110' is located on one of the best streets in Renfrew. The lot is flanked by matured trees on a quiet crescent, that is a short walk to downtown Calgary. You can easily stroll down the hill to Bridgeland and uncover many lovely shops, restaurants and boutiques. Along with enjoying easy access to amenities, the close proximity to transit and schools makes this location extremely sought-after. Don't miss this opportunity to invest in one of Renfrew's best locations - call to book your viewing today!**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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





