

3032 RUNDLESON Road #34, Calgary T1Y 3Z6

MLS® #: **A2170096** Area: **Rundle** Listing Date: **10/09/24** List Price: **\$349,900**
 Status: **Pending** County: **Calgary** Change: **-\$30k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,108**
 Low Sqft:
 Ttl Sqft: **1,108**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **5 Level Split**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate, Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Quartz Counters**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4' 11" x 4' 3"	Dining Room	Main	9' 5" x 11' 1"
Kitchen	Main	9' 7" x 10' 3"	Living Room	Main	11' 2" x 12' 10"
4pc Bathroom	Second	4' 11" x 7' 10"	Bedroom	Second	9' 6" x 7' 5"
Bedroom	Second	9' 8" x 12' 5"	Bedroom - Primary	Second	11' 1" x 12' 10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$290

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 8110562

Remarks

Pub Rmks: **This updated split-level townhome is packed with modern features and thoughtful upgrades, making it the perfect place for both everyday living and entertaining. Recent improvements include a new furnace (less than 2 years old), new flooring, and upgraded doors, casings, and baseboards throughout the home, adding style and comfort to every space. The main level boasts a bright, updated kitchen with sleek stainless steel appliances and stunning quartz countertops, flowing seamlessly into the dining area. Sliding doors lead to a large, private, fenced backyard that backs onto a peaceful green space—ideal for outdoor gatherings and relaxation. On the second level, you'll find a cozy, separate living room that serves as a perfect retreat for family time or quiet evenings. The top two levels include a primary bedroom, two additional bedrooms, and a versatile 4-piece bathroom, offering plenty of space for the entire family. The lower level provides a well-appointed laundry area and abundant storage space to keep your belongings organized. As an added bonus, there are 2 dedicated parking stalls! Conveniently located near schools, shopping, and the LRT station, this home is ready to welcome you with comfort and accessibility. Whether you're just starting out or looking to downsize, this townhome is the perfect match!**

Inclusions: **None**
Property Listed By: **RE/MAX Complete Realty**

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







