



THE A-TEAM

RE/MAX FIRST

3032 RUNDLESON Road #34, Calgary T1Y 3Z6

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



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 1978
Finished Floor Area: 1,108
Abv Sqft: 1,108
Low Sqft:
Ttl Sqft: 1,108

Access:
Lot Feat: Back Yard
Park Feat: Stall

DOM: 73
Layout:
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 5 Level Split
Parking:
Ttl Park: 1
Garage Sz:

Utilities and Features

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, 4pc Bathroom, and Bedroom.

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**







