



THE
A-TEAM

**RE/MAX
FIRST**

2720 RUNDLESON Road #98, Calgary T1Y 3Z4

MLS®#: **A2171951**

Area: **Rundle**

Listing Date: **10/11/24**

List Price: **\$379,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-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: **1,094**
Low Sqft:
Ttl Sqft: **1,094**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,See Remarks**
Park Feat: **Assigned,Off Street,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Vinyl Siding**
Flooring: **Hardwood,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 13`10"
Dining Room	Main	10`0" x 9`9"
2pc Bathroom	Main	5`1" x 5`7"
Walk-In Closet	Second	4`11" x 7`6"
Bedroom	Second	8`5" x 12`7"
Flex Space	Basement	9`0" x 13`3"
Laundry	Basement	6`11" x 5`6"

Room	Level	Dimensions
Kitchen	Main	8`10" x 8`9"
Entrance	Main	6`7" x 8`6"
Bedroom - Primary	Second	11`10" x 10`2"
4pc Bathroom	Second	4`11" x 8`1"
Bedroom	Second	12`0" x 8`5"
4pc Bathroom	Basement	5`6" x 5`9"
Family Room	Basement	9`0" x 16`7"

Condo Fee:
\$343

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8110561**

Remarks

Pub Rmks: **Looking for style and functionality? This 3 bedroom, 2 & 1/2 bathroom townhome offers a unique and eclectic renovation with lots of care and attention to detail. On the main and upper levels you will see engineered oak hardwood floors with tile in the foyer, bathrooms and kitchen. There are flat ceilings, new paint, trim, baseboards, some new lighting fixtures, newer windows, sliding patio doors and all bathrooms have been renovated including a 4 piece bath in the lower level. The kitchen was completely updated 3 years ago. Upstairs offers a 4 piece bathroom, 3 bedrooms with a walk-in closet in the Primary. The lower level has new vinyl flooring, a family room, flex room, laundry room with sink and a full bathroom. The backyard is fully fenced with a patio area and garden boxes for those with a green thumb. There is one assigned parking stall, street parking & rental stalls too. With so many amenities close by including Sunridge Mall, the Peter Lougheed Hospital, Schools and parks, makes this a perfect family home.**

Inclusions: **Seller is willing to include any/all furniture for the buyer if they wish!**

Property Listed By: **Diamond Realty & Associates LTD.**

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







