



THE
A-TEAM

**RE/MAX
FIRST**

2727 RUNDLESON Road #47, Calgary T1Y 3Z3

MLS® #: **A2172023**

Area: **Rundle**

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

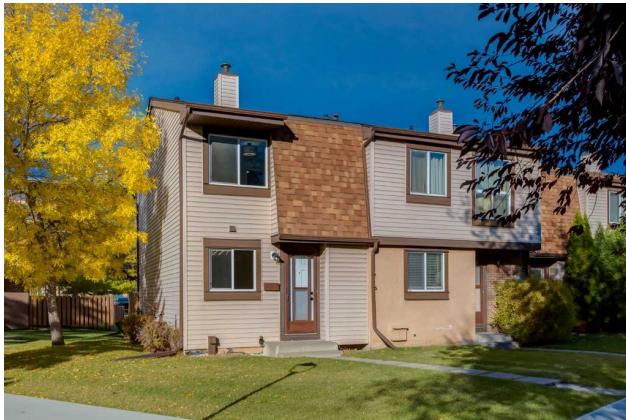
List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 21-Oct**

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: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

18
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	12`8" x 10`3"
Bedroom	Upper	11`0" x 7`7"
2pc Bathroom	Main	6`1" x 3`0"

Room	Level	Dimensions
Bedroom	Upper	11`11" x 9`11"
4pc Bathroom	Upper	7`4" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$386

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **8310850**

Remarks

Pub Rmks: **FULLY RENOVATED. Welcome to one of the best locations in North Park! This charming two-storey corner unit in the established community of Rundle offers both convenience and comfort. The corner unit sides onto green space, providing extra privacy and a peaceful setting, while the two-storey layout is ideal for families, with living spaces downstairs and bedrooms upstairs. Inside, you'll find three spacious bedrooms upstairs, perfect for a family or for creating home offices or guest rooms. RENOVATIONS include: Upgraded cabinets, new counters and tile backsplash, new baseboards, new lights, new plumbing fixtures, and new flooring and paint throughout. Additional features include a full undeveloped basement, laundry hook ups are found here and plenty of storage space with potential for future development. The private, fenced west-facing backyard is ideal for enjoying the outdoors, gardening, or for pets to play. This home is also conveniently located close to transit, with a short walk to the Rundle LRT station and other transit options. Nearby amenities include schools, Sunridge Mall, shopping centres, and Peter Lougheed Hospital. Don't miss the opportunity to make this property your own!**

Inclusions:
Property Listed By: **n/a**
First Place Realty

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





