



THE
A-TEAM

**RE/MAX
FIRST**

4970 RUNDLEWOOD Drive, Calgary T1Y 1Z1

MLS® #: **A2175103**

Area: **Rundle**

Listing Date: **10/25/24**

List Price: **\$264,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **523**
Low Sqft:
Ttl Sqft: **523**

Lot Information

Lot Sz Ar: **196,615 sqft**
Lot Shape:

DOM

26
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Many Trees,Secluded**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Beamed Ceilings,Laminate Counters,Primary Downstairs**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	15`1" x 10`9"
Bedroom - Primary	Lower	13`1" x 10`9"
Laundry	Lower	5`2" x 3`8"

Room	Level	Dimensions
Kitchen	Second	11`9" x 5`11"
Bedroom	Lower	10`10" x 8`5"
4pc Bathroom	Second	8`5" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$378

Title:
Fee Simple

Zoning:
M-C1

Legal Desc:

7510159

Fee Freq:
Monthly

Remarks

Pub Rmks:

Charming Townhouse in a Prime Location! This affordable 2-bedroom, 1-bath townhouse is a perfect investment opportunity or an ideal choice for first-time buyers. Nestled in peaceful Rundle under \$300K, the property offers the convenience of nearby schools, shopping, and public transit. With a freshly updated interior and a functional layout, this home provides a comfortable living space, within a desirable community setting. Don't miss out on this one! Act fast—this gem won't last long!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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







