



THE
A-TEAM

**RE/MAX
FIRST**

2727 RUNDLESON Road #67, Calgary T1Y 3Z3

MLS® #: **A2175643** Area: **Rundle** Listing Date: **10/29/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,094**
 Low Sqft:
 Ttl Sqft: **1,094**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 5`1"
Living Room	Main	18`2" x 11`3"
Bedroom	Second	12`9" x 10`3"
Entrance	Main	5`1" x 3`7"
4pc Bathroom	Second	7`4" x 6`11"

Room	Level	Dimensions
Dining Room	Main	9`11" x 7`4"
Bedroom - Primary	Second	12`0" x 9`11"
Bedroom	Second	11`0" x 7`7"
2pc Bathroom	Main	6`1" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8310850**

Remarks

Pub Rmks: **This gorgeous 3 bed, 1.5 bath end unit has been recently renovated and comes with it's own private backyard. The main floor consists of new flooring plus fresh paint and new windows through-out both levels. The galley kitchen offers brand new S/S appliances, custom white cabinets and beautiful Caesar stone counter-tops. The separate dining area opens up onto the large living room that grants access to a huge private West facing backyard. Completing the main level is a 2pc powder room and extra storage. Upstairs you will find three good sized bedrooms plus a 4pc bath. The laundry is located in the basement and offers plenty of extra space to be developed. Located steps away from Sunridge Mall, Peter Lougheed Centre, Restaurants, Major Shopping, LRT station and easy access to main roadways. A must see !!**

Inclusions:
Property Listed By: **None**
2% Realty

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







