



THE
A-TEAM

**RE/MAX
FIRST**

2664 RUNDLELAWN Road, Calgary T1Y 5X3

MLS®#: **A2179367**

Area: **Rundle**

Listing Date: **11/15/24**

List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1997**

Lot Information
Lot Sz Ar: **3,336 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,562**
Low Sqft:
Ttl Sqft: **1,562**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 2`11"
Family Room	Main	12`6" x 12`1"
Living Room	Main	14`4" x 21`1"
4pc Ensuite bath	Second	12`1" x 6`2"
Bedroom	Second	10`6" x 12`6"

Room	Level	Dimensions
Dining Room	Main	9`0" x 7`0"
Kitchen	Main	8`11" x 10`0"
4pc Bathroom	Second	5`5" x 8`1"
Bedroom - Primary	Second	12`2" x 14`6"
Bedroom	Second	10`9" x 12`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

9411542

Remarks

Pub Rmks: **This excellent family home is conveniently located with easy access to schools, parks, LRT Station, Peter Lougheed Hospital, Sunridge Mall and all other amenities. This property features 3 spacious bedrooms and two full bathrooms on the upper level, including the primary bedroom with a private ensuite bathroom. The main level is bright with lots of windows to allow plenty of natural light. At the rear of the home, you find the kitchen that is open to both the family room (cozy gas fireplace) and dining nook with easy access to the backyard. The front of the main level features the living room, 2 pc bathroom and access to the double attached garage (note: garage features a private entrance from the backyard). The unfinished basement offers lots of storage space and it lays out nicely for future development. This property has been very well maintained and is turn-key and ready for you to move in! The shingles were replaced in the last couple of years and the stucco paint and paving were just touched up. Inside features a fresh coat of paint, brand new carpet, 4 new interior doors, new light fixtures and re-finished hardwood floors. With no condo fees and an affordable price, this is an excellent investment opportunity!**

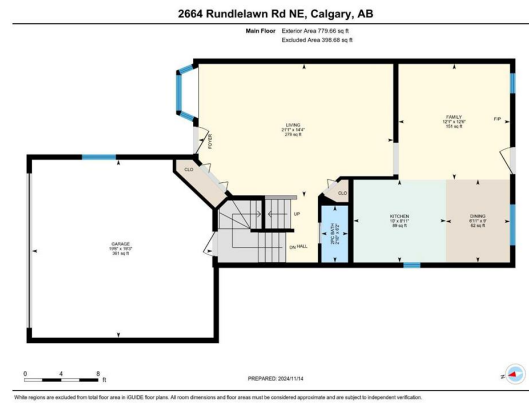
Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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

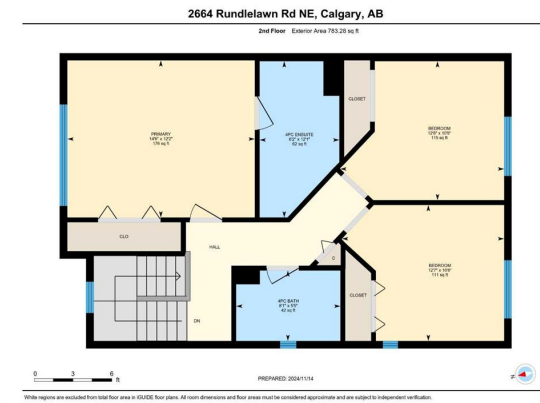








White regions are excluded from total floor area in IUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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