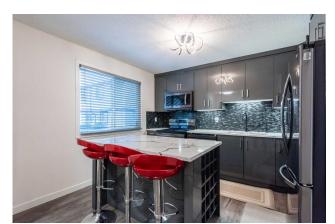


3029 RUNDLESON Road #86, Calgary T1Y 3Z5

Listing 12/12/24 List Price: \$459,999 MLS®#: A2183008 Area: Rundle

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 1978 Year Built: Abv Saft:

Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1,147 Lot Shape:

Carpet, Vinyl Plank

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,147

4 (3 1)

1.5 (1 1)

2 Storey

1 1

40

Access:

Lot Feat: **Back Yard, Corner Lot**

Park Feat: Stall

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: High Efficiency, ENERGY STAR Qualified Vinyl Siding Flooring:

Equipment, Natural Gas

Sewer:

Ext Feat: **Private Yard** Water Source: Fnd/Bsmt:

> **Poured Concrete** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Kitchen Appl:

Int Feat: **Granite Counters, Open Floorplan**

Utilities:

Room Information

Room Level Dimensions Room Level Dimensions 2pc Bathroom Main 5`1" x 4`5" **Dining Room** Main 11`4" x 7`10" Kitchen Main 10`9" x 12`2" **Living Room** Main 11`5" x 12`9" **Bedroom - Primary** Upper 11`4" x 13`3" **Bedroom** Upper 10`10" x 12`8" **Bedroom** Upper 8'3" x 11'0" 5`0" x 7`11" 4pc Bathroom Upper **Bedroom Basement** 10`7" x 12`1" **Great Room Basement** 14`10" x 18`8"

Furnace/Utility Room **Basement** 7`0" x 11`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$346 Fee Simple M-C1

Fee Freq:

Legal Desc: **8310851**

Remarks

Pub Rmks: FULLY RENOVATED 4 BEDROOMS OVER 1750 SQFT LIVING SPACE MAIN FLOOR KITCHEN FULLY RENOVATED BRAND NEW CABINETS STAINLESS STEEL APPLIANCES

WITH ISLAND LIVINNF ROOM DINNG ROOM WITH HALF BATHROOM ON MAIN FLOOR NEW VINLY FLOORING KNOCK DOWN CEILING NEW LIGHT FIXTURES .UPSTAIRS 3
SPACIOUS BEDROOMS FULL BATHROOM.FULLY FINSHED BASEMENT WITH BEDROOM FAMILY ROOM ,BRAND NEW HIGH EFFECENCY FURNANCE BRAND NEW WATER

TANK. WALKIN DISTANCE TO C-TRAIN PETER LOUGHED HOSPITAL SUNRIDGE MALL BANKS SCHOOLS

Inclusions: none

Property Listed By: TREC The Real Estate Company

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



