



THE
A-TEAM

**RE/MAX
FIRST**

3029 RUNDLESon Road #86, Calgary T1Y 3Z5

MLS®#: **A2183008**

Area: **Rundle**

Listing Date: **12/12/24**

List Price: **\$459,999**

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**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,147**
Low Sqft:
Ttl Sqft: **1,147**

DOM

40
Layout
Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
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" | 4pc Bathroom | Upper | 5`0" x 7`11" |
| 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:
\$346

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

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:
Property Listed By: **none**
TREC The Real Estate Company

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







