



THE
A-TEAM

**RE/MAX
FIRST**

3029 RUNDLESON Road #34, Calgary T1Y 3Z5

MLS® #: **A2184195**

Area: **Rundle**

Listing Date: **12/18/24**

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:

Finished Floor Area

Abv Sqft: **1,089**
Low Sqft:
Ttl Sqft: **1,089**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`2" x 12`8"	Dining Room	Main	8`3" x 7`7"
Kitchen	Main	10`5" x 12`0"	Entrance	Main	4`0" x 3`0"
2pc Bathroom	Main	4`5" x 4`0"	Bedroom - Primary	Second	10`10" x 11`2"
4pc Bathroom	Second	4`11" x 7`7"	Bedroom	Second	10`11" x 8`1"
Bedroom	Second	10`11" x 8`3"	Furnace/Utility Room	Basement	19`4" x 8`3"

Legal/Tax/Financial

Condo Fee: \$350	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1
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Legal Desc: **8310851**

Remarks

Pub Rmks: **Welcome to this stunning, fully renovated two-storey townhouse in the heart of Rundleson Road (3029 unit 34 NE of Calgary, Boasting . 1,089.6 sq. ft. of thoughtfully designed living space above grade, this home features 3 spacious bedrooms and 1.5 beautifully updated bathrooms. The renovations are truly impressive, including a freshly painted interior, brand-new flooring, modern cabinetry, sleek quartz countertops, and stainless steel appliances. New light fixtures add a touch of elegance throughout. Nestled in a prime location, this home is within walking distance to schools, shopping centers, and parks. Plus, it's just a short drive to the Calgary International Airport, Peter Lougheed Hospital, and Sunridge Mall. Whether you're a first-time buyer, growing family, or savvy investor, this property offers incredible value and convenience. Don't miss out on this move-in-ready gem - it's the perfect blend of style, comfort, and location!**

Inclusions: **Electric stove, refrigerator, Dishwasher**

Property Listed By: **Century 21 Maximum**

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





