



THE
A-TEAM

**RE/MAX
FIRST**

4946 RUNDLEWOOD Drive, Calgary T1Y 1Y9

MLS® #: **A2186446**

Area: **Rundle**

Listing Date: **01/15/25**

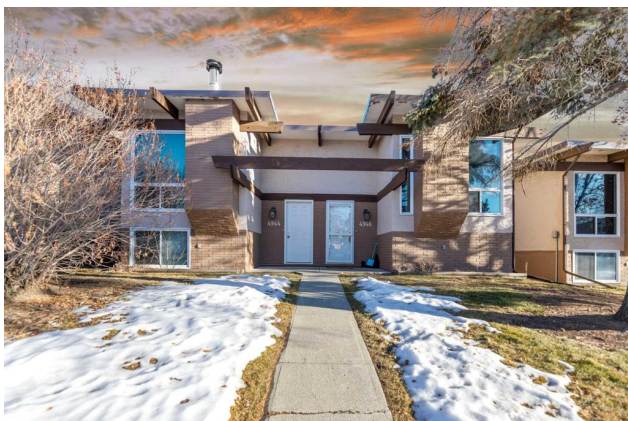
List Price: **\$309,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

507

Year Built:

1974

Low Sqft:

Ttl Sqft:

507

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

6

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`11" x 7`10"
Office	Main	10`10" x 5`11"
Laundry	Basement	3`6" x 3`1"
Bedroom - Primary	Basement	13`1" x 10`9"
3pc Bathroom	Basement	6`0" x 6`0"

Room	Level	Dimensions
Living Room	Main	12`1" x 10`10"
Kitchen	Main	11`9" x 5`11"
Furnace/Utility Room	Basement	6`8" x 6`7"
Bedroom	Basement	10`9" x 8`5"
4pc Bathroom	Main	8`5" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$361

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7510159**

Remarks

Pub Rmks: **Totally Renovated Bi-Level in a Prime Location! Welcome to 4946 Rundlewood Drive, a beautifully renovated duplex in the sought-after Rundle community of Calgary. This updated home offers 2 bedrooms and 2 full bathrooms, making it perfect for a small family, first-time homebuyers, or as an investment property. Main Floor: The newly renovated kitchen features stunning quartz countertops, stainless steel appliances. The living and dining areas are bright and spacious, with large windows that flood the space with natural light. The main floor also includes a 4-piece bathroom and access to a small deck that can fit a nice barbeque. Basement: The finished basement is a great space for relaxation and comfort, with a large master bedroom, a second bedroom with big windows, and a 3-piece bathroom. The laundry area is conveniently located in the basement. Key Features: Fully renovated with new vinyl flooring, fresh paint, and modern finishes throughout 2 spacious bedrooms, 1 Master and a secondary 2 full bathrooms a 4 Piece and 3 Piece Modern kitchen with quartz countertops and stainless steel appliances Bright and airy living and dining areas with large windows Off-street parking pad for 1 vehicle Prime Location: This home is ideally located close to parks, Village Square Mall, Sunridge Mall, Peter Lougheed Hospital, and a variety of other amenities. Enjoy easy access to 16th Ave and downtown Calgary, making commuting a breeze. The Rundle community is known for its family-friendly atmosphere, with schools and playgrounds nearby. This property offers an excellent opportunity for homeownership or investment in a well-connected neighborhood. Call your realtor today to book a showing and see all that this wonderful home has to offer!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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



