



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3029 RUNDLESON Road #5, Calgary T1Y 3Z5**

MLS® #: **A2187417**

Area: **Rundle**

Listing Date: **01/16/25**

List Price: **\$289,900**

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: **837**  
Low Sqft:  
Ttl Sqft: **837**

DOM

**6**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Level,Private**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Pantry,See Remarks,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 12`8"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`1" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`4" x 13`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$289**

Title:  
**Fee Simple**

Zoning:  
**M-C1 d75**

Fee Freq:  
**Monthly**

Legal Desc: **8310851**

Remarks

Pub Rmks: **\*OPEN HOUSE SATURDAY, JAN 18th 2:00PM-4:00PM\* Great opportunity for first-time buyers and investors! This cozy 2-bedroom townhouse is in a super convenient location, close to transit, shopping, and schools. It's also got brand new luxury vinyl plank flooring and new paint! Situated on the street side of the complex, it offers easy access to your front door, on-street parking, and a quieter spot away from the hustle and bustle of 36th Street. You'll also have an assigned parking stall just steps from your gate for added convenience. Inside, the L-shaped galley kitchen provides plenty of counter and cabinet space, perfect for meal prep, along with a separate dining area. The bright living room has patio doors that open to a private-fenced west-facing backyard, ideal for relaxing or summer BBQs. Plus, this is one of the few units in the complex with central air conditioning—perfect for those hot summer days! Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom. The unfinished basement offers a laundry area and lots of extra storage space. This well-managed complex has seen several updates in recent years, including a new roof, vinyl windows, and siding. With low condo fees and the potential to live for less than renting, this home is a fantastic find. Don't miss out—schedule your viewing today and get settled in time to enjoy the summer weather!**

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

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









