



GRASSROOTS
REALTY GROUP

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53, 3029 Rundleson Road NE
Calgary, Alberta

MLS # A2310203



\$295,000

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,076 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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Located in the established community of Rundle, this row townhouse offers great value for first-time buyers, investors or anyone looking for an affordable home in a convenient location. The property is close to shopping, restaurants, schools, playgrounds and the C-Train station, making commuting around Calgary quick and convenient. The main floor features a functional layout with a spacious living room, dining area and kitchen. A 2 piece bathroom completes the main level. Patio doors lead out to the fenced yard, an ideal space for relaxing, enjoying the sunshine or summer BBQs. Upstairs you will find the primary bedroom, two additional bedrooms and a 4 piece bathroom, providing plenty of room for a growing family or guests. The basement contains the laundry area along with a partly finished space that could be used as a recreational room, additional sleeping area, workout space or extra storage. The property also comes with one assigned parking stall. This is a great opportunity to get into the market or add to your rental portfolio in a well-established NE Calgary community.