



**38, 2727 Rundleson Road NE  
Calgary, Alberta**

**MLS # A2310346**



**\$319,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

This beautifully renovated and exceptionally bright end-unit 3-bedroom, 1.5-bath townhouse in Rundle offers modern comfort and unbeatable convenience, located directly across from the Peter Lougheed Centre and just steps from the Rundle C-Train Station and Sunridge Mall. Flooded with natural light thanks to its end-unit positioning, the home features fresh paint, new cabinets and counters, luxury vinyl plank flooring, and brand-new appliances including a range, dishwasher, washer, and dryer. The main floor includes a spacious, sun-filled kitchen with a bright eating nook, a large family room that opens to a west-facing patio, and a convenient half bath. Upstairs are three generously sized bedrooms and a stylishly updated 4-piece bathroom. The unfinished basement offers flexible space for a home gym, recreation area, or storage, while the fenced backyard provides privacy for relaxing or entertaining. Surrounded by major amenities—including Sunridge Mall, Pacific Place, Marlborough Mall, Village Square Leisure Centre, multiple schools, shopping plazas, dental clinics, registry offices, and nearby car dealerships—this home delivers unmatched accessibility for daily living. With its modern upgrades, abundant natural light, and prime location, this bright end-unit townhouse is ideal for families or professionals seeking a move-in-ready home in one of Calgary’s most connected communities.