



GRASSROOTS
REALTY GROUP

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69, 2727 Rundleson Road NE
Calgary, Alberta

MLS # A2329417



\$299,900

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
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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Why continue renting when you can start building equity? Whether you're a first-time home buyer, a young family, or an investor looking for a fantastic opportunity, this affordable 3-bedroom townhouse offers exceptional value in the heart of Rundle. Offering 1,100.9 sq. ft. of above-grade living space, this well-designed inside unit features hardwood flooring throughout the main and upper levels, ceramic tile in high-traffic areas, stainless steel appliance, and a bright, functional layout that's ready to enjoy. Step outside to your private fenced backyard, perfect for summer barbecues, gardening, or simply relaxing outdoors. An assigned parking stall adds everyday convenience. The freshly painted basement provides excellent storage today while offering a blank canvas for your future vision. Whether you're dreaming of a recreation room, home office, home gym, or additional living space, there's plenty of potential to make it your own. Location is everything, and this home delivers. Enjoy the convenience of being within walking distance to the Rundle LRT Station, public transit, schools, parks, Sunridge Mall, Superstore, Peter Lougheed Centre, and a wide variety of shops and restaurants. With quick access to major roadways, commuting anywhere in the city is a breeze. Affordable homes with this much space, convenience, and potential don't come along often. Don't miss your opportunity to own in one of northeast Calgary's most established communities—book your private showing today!