



**GRASSROOTS**  
REALTY GROUP

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72, 3029 Rundleson Road NE  
Calgary, Alberta

MLS # A2329573



**\$330,000**

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Rundle                |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 1,091 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, Natural Gas       | Water:     | -        |
| Floors:     | Carpet, Linoleum, Vinyl Plank | Sewer:     | -        |
| Roof:       | Asphalt Shingle               | Condo Fee: | \$ 350   |
| Basement:   | None                          | LLD:       | -        |
| Exterior:   | Cedar, Stucco, Wood Frame     | Zoning:    | M-C1 d75 |
| Foundation: | Poured Concrete               | Utilities: | -        |
| Features:   | Storage                       |            |          |

|             |     |
|-------------|-----|
| Inclusions: | N/a |
|-------------|-----|

Welcome to this beautifully renovated townhouse in the established community of Rundle! Offering a functional layout and stylish updates throughout, this move-in-ready home is perfect for first-time buyers, families, or investors. The bright, modern kitchen has been fully renovated and features new flooring, updated appliances, a contemporary backsplash, and plenty of cabinet space. A separate dining area flows into the spacious living room, where a large sliding patio door fills the space with natural light and opens onto a sunny, south-facing backyard, perfect for relaxing, gardening, or entertaining. Upstairs, you'll find a generous primary bedroom along with two additional well-sized bedrooms and a full bathroom, providing plenty of space for the whole family. The basement is unfinished and offers excellent potential for future development, while already including a washer and dryer and ample storage space. Ideally located within walking distance to the CTrain, shopping, schools, Peter Lougheed Centre, parks, and other everyday amenities, with easy access to major roadways for a convenient commute. This is an excellent opportunity to own a beautifully updated home in a fantastic location!