



GRASSROOTS
REALTY GROUP

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13, 336 Rundlehill Drive NE
Calgary, Alberta

MLS # A2332333



\$339,900

Division:	Rundle		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Paved, Treed, Undergr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows		

Inclusions: N/A

Welcome to this move-in ready bungalow-style condo offering accessible, low-maintenance living with a thoughtful layout and outstanding upgrades throughout. Step inside to a bright, open-concept living and dining area anchored by an upgraded kitchen featuring crisp white cabinetry, offering plenty of storage and sleek quartz countertops. The spacious primary and guest bedrooms offer fresh paint, plush carpeting, and generous closet space, while the refreshed bathroom is designed for maximum ease with a accessible walk-in tub and modern vanity. Notable mechanical and efficiency enhancements include vinyl windows, sprayed foam attic insulation, and a newer high-efficiency furnace for year-round comfort, plus a dedicated lower-level laundry room with extra cabinet storage. Freshly painted and meticulously maintained, this turn-key home is completely ready for you to move in and enjoy. Nestled in a quiet park-like setting with a private East facing deck overlooking Rundle Park. Close to transit, schools and shopping. Don't miss out on this one!