

\$330,000 - 2, 336 Rundlehill Drive Ne, Calgary

MLS® #A2085749

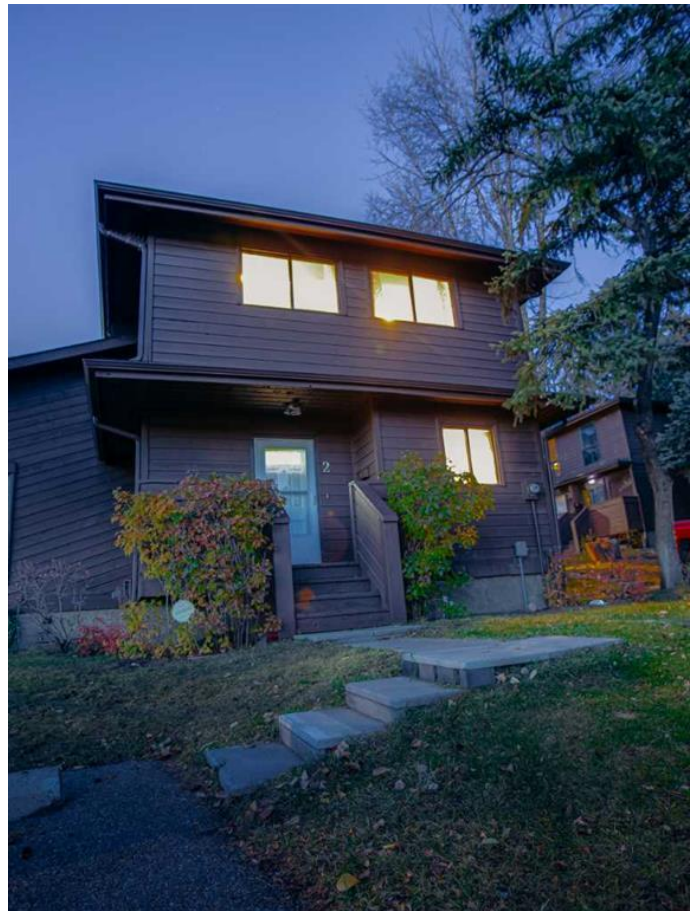
\$330,000

3 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

Welcome to 336 Rundlehill Dr NE #2! A larger 3 bedroom, 2-storey townhouse ready for its next proud owners. Over 1600 sq ft of living space with an inviting and open living space. Large windows throughout allow plenty of natural light. Updates include newly refinished parquet floors, new carpet in basement stairs and landing, newly cleaned furnace and vent cleaning, new microwave. The kitchen is bright with white cabinets, stone countertops and a window overlooking the front yard. The basement is fully finished with a large and open family room, a storage space, furnace and laundry room. 3 ample sized bedrooms all on the 2nd level, a walk-in closet and closets, 1 full bath and 2 half baths make this one an ideal home for your growing family. This one is ready to move into while allowing the next owners the chance to improve the space. Perfectly located in the amenity-rich community of Rundle, the elementary and high schools are a short walk away - St. Rupert School, Dr. Gordon Higgins School & Cecil Swanson School being on the same street. The Peter Lougheed Centre, the Rundle LRT Station and the Sunridge shopping area packed with groceries, shopping and restaurants being close by just add to the convenience of living here. The Village Square Leisure Centre with its popular swimming pools and public library is even closer and is a walk away, not to mention a medical clinic nearby. There are just so many amenities to mention. If you are looking in this area you



know you probably already know this so do not miss out and be the next proud owner of this outstanding property. One of the first and larger units in this quiet complex and is easily accessible from the street. The parking stall is right in front of the unit and has lots of visitor and street parking as well. It is a must-see while it lasts.

Built in 1976

Essential Information

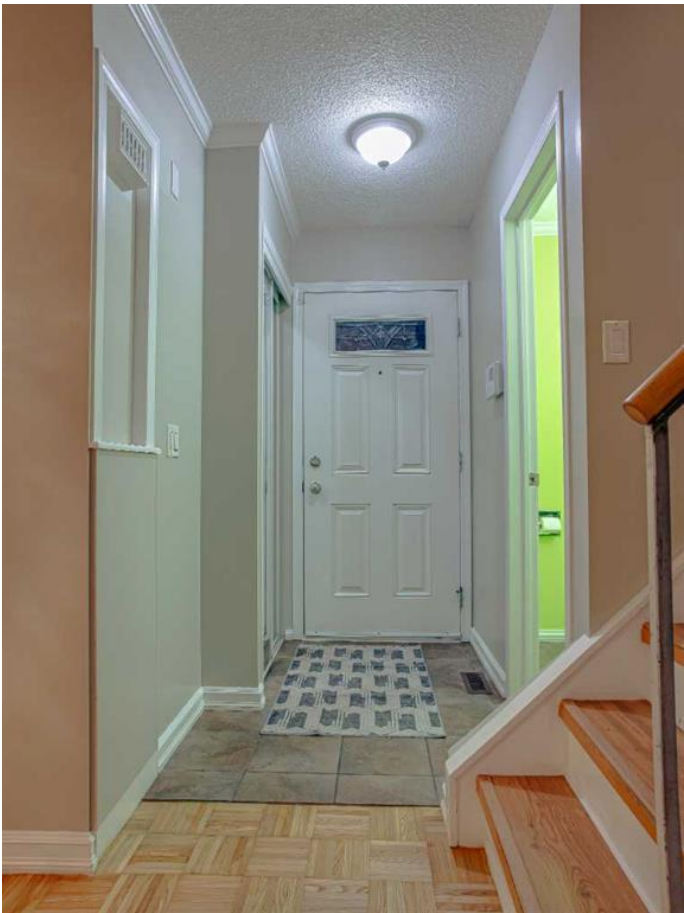
MLS® #	A2085749
Price	\$330,000
Sold Price	\$325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,157
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 336 Rundlehill Drive Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2Y2

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall



Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2023
Date Sold	November 14th, 2023
Days on Market	23
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	THE REAL ESTATE COMPANY
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