

\$319,786 - 9, 3032 Rundleson Road Ne, Calgary

MLS® #A2088499

\$319,786

3 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

Attention First-Time Buyers and Investors!

Prime Location & Impeccable Townhouse,
1025 Sqft , only \$263 condo fee (lowest for
this type of townhouse)

Welcome to a fantastic opportunity in a truly
exceptional location! This mint condition,
3-bedroom townhouse with 1.5 bathrooms is
the perfect choice for first-time homebuyers
and savvy investors alike.

Key Features:

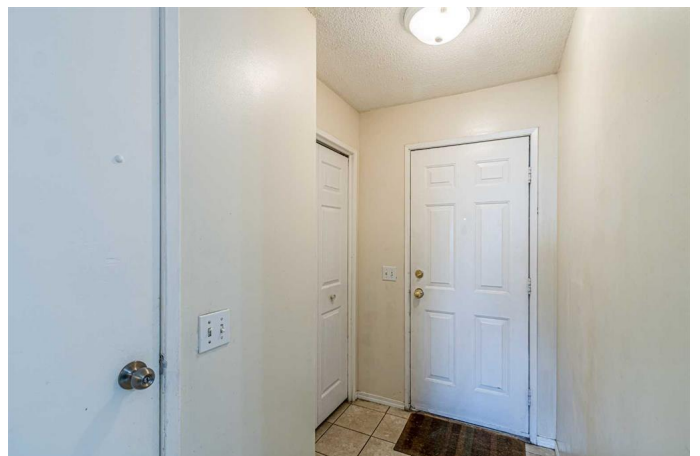
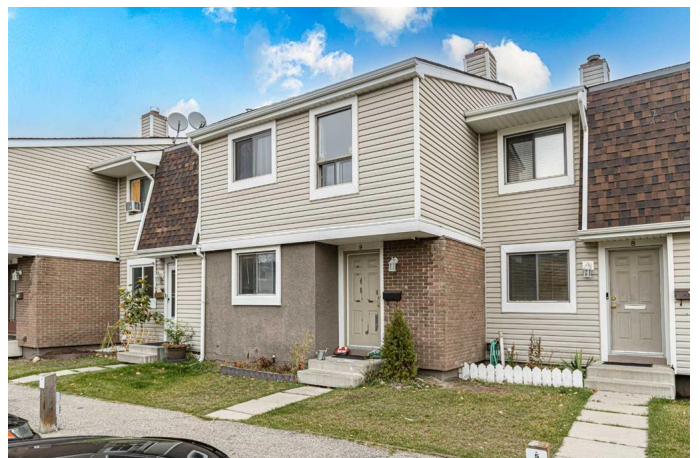
Meticulous Upkeep: This townhouse has been
meticulously maintained. The new carpet and
paint in 2016 give it a contemporary and
inviting ambiance.

Backs onto Green Space: Picture yourself
enjoying the serenity of a backyard that backs
onto a lush green space. It's your private oasis
in the heart of the city.

Private Yard: The nice yard, enclosed with a
fence, offers a secure space for outdoor
activities, gardening, or simply unwinding in
your own outdoor haven.

Affordable Condo Fees: Enjoy low and
affordable condo fees, a rare find in this
sought-after area. Your budget will thank you.

Convenient Parking: Your parking stall is



conveniently located close to the unit. Say goodbye to the stress of finding parking.

Nearby Amenities: You're just steps away from Peter Laughed Hospital, Sunridge Mall in Rundlevew Greens, and all the conveniences these institutions offer.

Excellent Transportation Access: No car? No problem! The Rundle LRT station is just a minute away, and public transportation runs until late at night, making your commute a breeze.

Functional Kitchen: The kitchen boasts vinyl tiles for easy maintenance, providing an ideal space for your culinary adventures.

Open Living Space: The dining room seamlessly flows into the living room, and a patio door allows you to walk out to the serene backyard.

Endless Potential: The basement is a blank canvas, eagerly awaiting your creative touch. Customize it to suit your needs, whether you're dreaming of a recreation room, home office, or an extra bedroom.

Don't Miss Out!

Seize the opportunity to make this beautiful townhouse your own and fulfill your homeownership dreams. Contact your realtor today to schedule a private showing. This remarkable opportunity won't last long, so act swiftly and take the first step towards your new home!

Built in 1978

Essential Information

MLS® #

A2088499

Price	\$319,786
Sold Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,025
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	9, 3032 Rundleson Road Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3Z6

Amenities

Amenities	Other, Park, Parking, Playground
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 31st, 2023
Days on Market	13
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE MISSION REAL ESTATE
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