

\$299,900 - 2329 50 Street Ne, Calgary

MLS® #A2131325

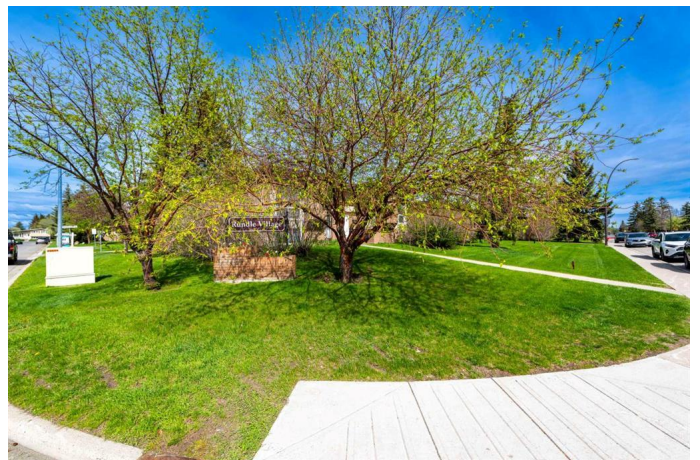
\$299,900

2 Bedroom, 1.00 Bathroom, 527 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

BACK ON THE MARKET !!! FULLY RENOVATED GEM IN RUNDLE! Perfect for Investors & First-Time Buyers! Step into this exceptional opportunity nestled in the heart of RUNDLE, offering comfort and convenience in a sought-after family community. This beautiful half duplex, boasting over 1,073 square feet of livable space, invites you into a spacious, open-concept living and dining area. Featuring vaulted beamed ceilings and a charming wood-burning stone fireplace, it's ideal for both entertaining and relaxing evenings. Recent upgrades include **BRAND NEW STAINLESS STEEL APPLIANCES** in the well-appointed kitchen, along with a beautifully renovated full bathroom boasting an upgraded vanity and shower/tub. Enjoy the luxury of a **NEW FURNACE, NEW ELECTRIC PANEL,** and a **HOT WATER TANK** replaced in 2020 for both comfort and efficiency. Assigned parking at the rear and additional on-street parking at the front provide ease of access. The fully renovated basement features two bedrooms, a laundry/storage room equipped with **BRAND NEW WASHER AND DRYER,** and convenient under-the-stairs storage. Relax and unwind in your backyard retreat, complete with a patio and deck, ideal for personal enjoyment or entertaining guests. With recent renovations including new flooring throughout, updated kitchen cabinets and bathroom vanity with quartz countertops, fresh paint, new doors and trims, and modernized with new light fixtures and tile bathtub surround &



backsplash. Conveniently located within walking distance of Village Square Mall, this property offers easy access to shopping, schools at all levels, various dining options including McDonald's and Tim Hortons, and quick routes to the TransCanada Highway/16th Avenue. This home offers quick routes to Stoney Trail, 52 Street, and downtown. Enjoy proximity to major shopping centers such as Sunridge, Marlborough, and Pacific Place malls, as well as medical facilities at Peter Lougheed Centre. Transit options, including LRT and bus routes, further enhance convenience for residents. Schedule your viewing today and make this your next home sweet home or investment opportunity!

Built in 1974

Essential Information

MLS® #	A2131325
Price	\$299,900
Sold Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	527
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	2329 50 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta

Postal Code T1Y 1Z4

Amenities

Amenities Parking, Snow Removal, Visitor Parking

Parking Spaces 1

Parking Stall

Interior

Interior Features Beamed Ceilings

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Few Trees, Lawn, Level

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2024

Date Sold June 7th, 2024

Days on Market 22

Zoning M-C1 d100

HOA Fees 0.00

Listing Details

Listing Office URBAN-REALTY.ca

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