

**4964 Rundlewood Drive NE**  
**Calgary, Alberta**

**MLS # A2246267**



**\$270,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	470 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this charming bi-level duplex that perfectly blends modern comfort with a cozy cabin feel. The main floor features a highly efficient kitchen, a 3 piece bathroom, vinyl plank flooring, modern lighting, and a wood-burning fireplace for those relaxing evenings. Exposed wood beams add warmth and character, giving the home a stylish yet inviting vibe. Downstairs, you'll find two spacious bedrooms with oversized windows that bring in plenty of natural light. The utility room includes laundry and offers ample extra storage space. Enjoy the convenience of your own assigned parking stall plus visitor parking, all within a well-established community close to schools, shopping, parks, and other amenities. This home is the perfect balance of cozy, functional, and full of character.