

**37, 3029 Rundleson Road NE**  
**Calgary, Alberta**

**MLS # A2278351**



**\$349,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Quartz Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 346
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

\*\*\* #37-3029 Rundleson RD NE \*\*\* Upgraded two storey townhouse in perfect location , walk to shopping , hospital , school , playground , and even LRT station . Easy access to Deerfoot TR , 16AV and Stoney TR . Standard three bedrooms , one and half bathroom . unspoiled basement for your personal future design . Tons of upgrades including full kitchen cabinets , quartz counter top and all appliances ( 2023 ) , quartz counter top in all bathrooms , upgraded bath tub and all toilets ( 2023 ) , upgraded power outlets , switches and lights , upgraded vinyl windows , newer venetian blinds ( 2023 ) , newer paint inside and doors and trims . Best property for the investor or first time buyers , Move in ready conditions , Call your agent today !