



GRASSROOTS
REALTY GROUP

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**56, 2727 Rundleson Road NE
Calgary, Alberta**

MLS # A2229559



\$304,950

Division:	Rundle		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	850 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home		

Inclusions: N/A

This beautiful two bedroom end unit town house is strategically located in the heart of the Rundle community. Suitable for first time buyers or as an investment property, occupants will enjoy proximity to all amenities including Rundle LRT station, shopping, restaurants, movie theaters and Peter Lougheed hospital. This well-managed complex offers reasonable condo fees and a strong sense of community pride. This property represents a rare opportunity to own a home that seamlessly blends comfort and location,