



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104 Rundlehorn Lane NE
Calgary, Alberta

MLS # A2242401



\$250,000

Division:	Rundle		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	510 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Secluded, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: None

Move-In Ready Corner Townhome in Prime Rundle Location! This bright 2-bedroom, 1-bathroom corner unit features low condo fees and two assigned parking stalls. Enjoy an open, bright main floor with high ceilings, large windows, newer laminate flooring, and a functional kitchen boasting new stainless steel appliances (fridge, stove, dishwasher) overlooking park-like greenspace. Relax in the spacious living room with a cozy wood-burning fireplace or step out from the dining area to your private backyard and covered deck. The lower level offers two generous bedrooms with newer carpets and oversized windows, plus excellent storage and in-unit laundry. Benefit from recent complex updates (roof, stucco, windows) and a prime location steps from Cecil Swanson School (K-6), Dr. Gordon Higgins School (7-9), Rundle Community Centre, parks, playgrounds, sports courts, schools, shopping, and transit. A fantastic affordable opportunity!