

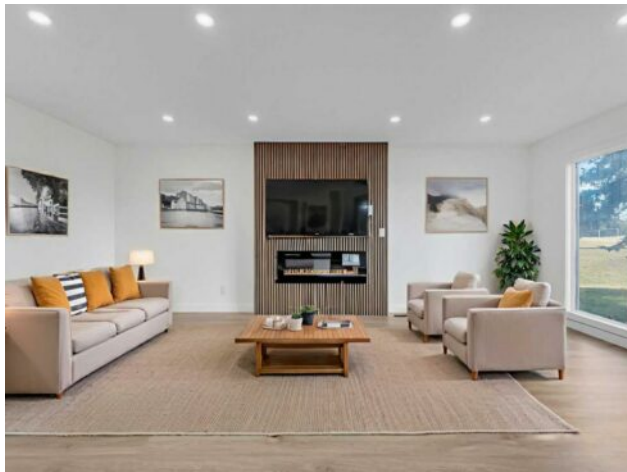


GRASSROOTS
REALTY GROUP

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48, 336 Rundlehill Drive NE
Calgary, Alberta

MLS # A2263347



\$389,900

Division:	Rundle		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Assigned, Paved, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 459
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this STUNNING FULLY RENOVATED 4 BEDROOM, 3 BATHROOM TOWNHOME located in the heart of RUNDLE. Backing directly onto a BEAUTIFUL GREENSPACE, this home offers the perfect mix of style, comfort, and convenience. From the moment you step inside, you'll love the BRIGHT AND OPEN CONCEPT MAIN FLOOR featuring a spacious living room with THREE LARGE WINDOWS that flood the space with natural light. The dining area opens through SLIDING DOORS to your private deck and HUGE BACKYARD FILLED WITH MATURE TREES, creating a peaceful and private outdoor retreat with no neighbors behind. The kitchen is beautifully updated with QUARTZ COUNTERTOPS, sleek cabinetry, and LUXURY VINYL PLANK FLOORING that ties the space together perfectly. Upstairs offers THREE GENEROUS BEDROOMS, including a PRIMARY SUITE complete with a WALK-IN CLOSET and private TWO PIECE ENSUITE. The FULLY FINISHED BASEMENT adds even more living space with a LARGE RECREATION ROOM and FOURTH BEDROOM - ideal for family, guests, or a home office. Additional features include plush carpet on the upper and lower levels, a COZY FIREPLACE WITH A FEATURE WALL, and stylish modern finishes throughout. The CONDO FEES INCLUDE WATER AND SEWER, offering excellent value and low-maintenance living. Ideally located close to Cecil Swanson School, Dr. Gordon Higgins School, St. Rupert Elementary, and Lester B. Pearson High School, with Sunridge Mall, Village Square Leisure Centre, parks, playgrounds, and the RUNDLE LRT STATION all nearby. MOVE-IN READY, BACKING GREENSPACE, WITH A HUGE TREED YARD - THIS IS ONE YOU DON'T WANT TO MISS!

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