

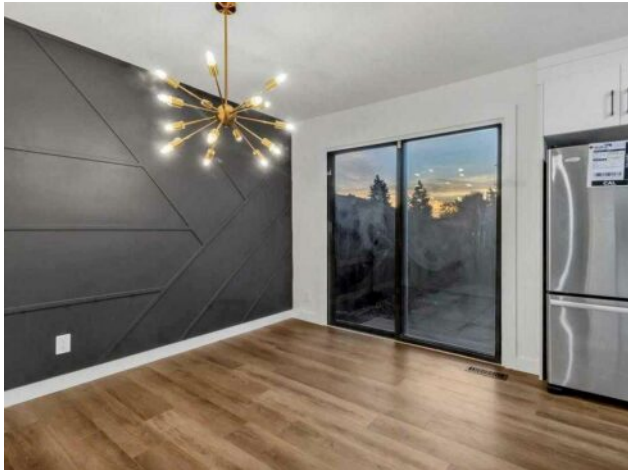


GRASSROOTS
REALTY GROUP

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**112, 2720 Rundleson Road NE
Calgary, Alberta**

MLS # A2264526



\$415,000

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,020 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Thoughtfully designed with timeless style and modern elegance, this beautifully finished townhome in Rundle offers a rare blend of comfort, sophistication, and convenience all in one prime location. Conveniently close to all amenities, including Sunridge Mall, fantastic restaurants, schools, the LRT, and the Peter Lougheed Hospital. Upon entering, prepare to be captivated by the elegance that unfolds. As you explore the home, you'll notice the luxurious vinyl plank flooring that seamlessly flows throughout, making the other stunning features stand out even more. You've likely seen many fireplaces, but this one is truly one of a kind. The striking black and gold fireplace design is sure to impress your family and guests. Moving into the kitchen, you'll be drawn to the elegantly designed feature wall with a stunning gold fixture, making it feel like you're stepping into a million dollar home. The kitchen itself showcases a timeless black-and-white palette that exudes sophistication and classic charm. Upstairs, you're greeted with three generously sized bedrooms and a stunning, spa like four piece bathroom that's anything but ordinary. Downstairs, there's an additional room, along with a spacious living or recreational area, complete with another beautifully designed four piece bathroom just like the one upstairs. This unit comes with an assigned parking space and ample street parking directly behind it. Whether you're a first-time homebuyer or looking for the perfect family home, this townhome offers elegance, modern design, and unbeatable convenience in a prime location!