



**34, 3029 Rundleson Road NE
Calgary, Alberta**

MLS # A2291572



\$450,000

Division:	Rundle		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,090 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	High Efficiency, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 350
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

Welcome to this beautifully renovated two-storey townhouse in the heart of Rundle! Offering 1,500 sq. ft. of thoughtfully designed living space, this impressive home features 5 bedrooms and 2.5 bathrooms, making it ideal for growing families or savvy investors. The main and upper levels showcase three spacious bedrooms and 1.5 fully updated bathrooms, complemented by fresh interior paint, brand-new flooring, modern cabinetry, sleek quartz countertops, and new stainless steel appliances. Stylish new light fixtures throughout the home add a contemporary touch and create a bright, welcoming atmosphere. The fully finished legal basement, completed with permits, expands the living space with two additional bedrooms and a full bathroom, providing excellent flexibility for extended family, guests, or potential rental opportunities. Additional upgrades include a brand-new high-efficiency furnace and new appliances, ensuring comfort and efficiency for years to come. Located on Rundleson Road, this home offers exceptional convenience. It is few minutes away from Peter Lougheed Hospital and within walking distance to the Rundle C-Train station, making commuting easy. Nearby amenities include schools, parks, shopping centers, and Sunridge Mall, while Calgary International Airport is just a short drive away. Whether you're a first-time homebuyer, a growing family, or an investor seeking strong potential, this move-in-ready property offers the perfect combination of style, space, and an unbeatable location. Don't miss the opportunity to make this exceptional home yours.