

**4970 Rundlewood Drive NE**  
**Calgary, Alberta**

**MLS # A2175103**



**\$264,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	523 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	4.51 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Many Trees, Secluded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Laminate Counters, Primary Downstairs		

**Inclusions:** N/A

Charming Townhouse in a Prime Location! This affordable 2-bedroom, 1-bath townhouse is a perfect investment opportunity or an ideal choice for first-time buyers. Nestled in peaceful Rundle under \$300K, the property offers the convenience of nearby schools, shopping, and public transit. With a freshly updated interior and a functional layout, this home provides a comfortable living space, within a desirable community setting. Don't miss out on this one! Act fast—this gem won't last long!