

2664 Rundlelawn Road NE
Calgary, Alberta

MLS # A2179367



\$525,000

Division:	Rundle		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,563 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

This excellent family home is conveniently located with easy access to schools, parks, LRT Station, Peter Lougheed Hospital, Sunridge Mall and all other amenities. This property features 3 spacious bedrooms and two full bathrooms on the upper level, including the primary bedroom with a private ensuite bathroom. The main level is bright with lots of windows to allow plenty of natural light. At the rear of the home, you find the kitchen that is open to both the family room (cozy gas fireplace) and dining nook with easy access to the backyard. The front of the main level features the living room, 2 pc bathroom and access to the double attached garage (note: garage features a private entrance from the backyard). The unfinished basement offers lots of storage space and it lays out nicely for future development. This property has been very well maintained and is turn-key and ready for you to move in! The shingles were replaced in the last couple of years and the stucco paint and parging were just touched up. Inside features a fresh coat of paint, brand new carpet, 4 new interior doors, new light fixtures and re-finished hardwood floors. With no condo fees and an affordable price, this is an excellent investment opportunity!