

4968 Rundewood Drive NE  
Calgary, Alberta

MLS # A2159949



## \$299,900

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Side by Side, Split Level		
<b>Size:</b>	505 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>	-		
<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, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), No Animal Home, No Smoking Home, Primary Downstairs, Quartz Counters		

**Inclusions:** N/A

Nestled in a well-maintained complex on a charming street, this newly renovated 2-bedroom, 1-bathroom half duplex with beautiful vaulted ceilings offers modern living with an inviting ambiance. Spanning nearly 900 square feet of thoughtfully designed space, this home boasts sunny south-facing windows that flood the interior with natural light. The recent renovation includes fresh paint, new carpet, new kitchen cupboards, quartz countertops and stainless steel appliances and a redone 4 pce bath. Both bedrooms are conveniently located downstairs, providing a cozy retreat. The private deck at the back of the home is perfect for enjoying the outdoors, with a large green space within the complex and direct access to a massive park. The park features Cecil Swanson School (K-6), Dr. Gordon Higgins School (7-9), an outdoor hockey rink, baseball diamonds, and a beautiful canopy of trees. With Lester B. Pearson High School, Calgary CO-OP, and Village Square Leisure Center just blocks away, this property is ideally situated. Best of all, this stunning home is available for under \$300k, making it an incredible opportunity!