

**4970 Rundlewood Drive NE
Calgary, Alberta**

MLS # A2175103



\$264,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	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!