

**80, 2727 Rundleson Road NE**  
**Calgary, Alberta**

**MLS # A2309912**



**\$309,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows		

**Inclusions:** None

Welcome to this beautifully renovated three-bedroom townhouse, perfect for families. The main floor features a spacious dining area flooded with natural light just steps to the kitchen with stainless steel appliances and plenty of cupboards. The oversized living room offers plenty of space for the whole family and provides direct access through sliding doors to your south facing private, fenced backyard—an ideal setup for summer barbecues. There is a 2 pce bath conveniently located on this level. Upstairs, you’ll find three generous bedrooms and a renovated four-piece bathroom. The lower level remains an unspoiled blank canvas, offering endless potential for your creative vision, and currently houses the laundry area. Recent upgrades include: painted throughout within last few years, 4pce bath with new flooring, toilet, moisture-resistant drywall behind the new tile, vinyl plank flooring and carpet, all windows replaced, new patio door, new faucets installed throughout the home (kitchen and baths), new toilet in 2 pce bath. One parking stall close to unit (80), plenty of visitor parking as well as parking on the road. This home is just one block from the Peter Lougheed Hospital, c-train, transit, schools, and close to Sunridge Mall.