

# \$304,950 - 56, 2727 Rundleson Road Ne, Calgary

MLS® #A2229559

**\$304,950**

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

This beautiful two bedroom end unit town house is strategically located in the heart of the Rundle community. Suitable for first time buyers or as an investment property, occupants will enjoy proximity to all amenities including Rundle LRT station, shopping, restaurants, movie theaters and Peter Lougheed hospital. This well-managed complex offers reasonable condo fees and a strong sense of community pride. This property represents a rare opportunity to own a home that seamlessly blends comfort and location

Built in 1978

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229559      |
| Price          | \$304,950     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 850           |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 56, 2727 Rundleson Road Ne |
| Subdivision | Rundle                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T1Y3Z3                     |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Playground               |
| Parking Spaces | 1                        |
| Parking        | Assigned, Outside, Stall |

### **Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home              |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Unfinished                            |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other                   |
| Lot Description   | Level                   |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 11              |
| Zoning         | M-C1            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | D Gees Realty Inc. |
|----------------|--------------------|

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