

**104 Rundlewood Lane NE  
Calgary, Alberta**
**MLS # A2272592**

**\$229,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	524 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parking Lot, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	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, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this move-in ready bi-level townhome tucked quietly on the inside of the complex in sought-after Rundle—an affordable condo price point with all the everyday perks of townhome living. With low condo fees, this 2-bedroom, 1.5-bath attached unit offers outstanding value, including two assigned parking stalls right out front and a private deck backing onto peaceful greenspace (not a busy road). The upper level is bright and open with vaulted ceilings, exposed beams, large windows, and a cozy wood-burning fireplace that anchors the living room. The galley-style kitchen features timeless white cabinetry, tile backsplash, laminate countertops, and crisp white appliances (fridge, stove, dishwasher & Microwave/Hoodfan Combo), flowing into the adjacent dining area with a door to your covered deck—perfect for morning coffee overlooking the green space between units. A 4-piece bathroom and convenient storage complete the main floor. Downstairs you'll find two comfortable bedrooms with oversized windows, excellent in-unit storage, and a rare second bathroom for this complex—a 2-piece bath located just outside the mechanical room. It's a practical bonus for everyday life, giving you a bathroom on the lower level so you don't have to head upstairs every time. Major updates are already in place: windows ~10 years, roof ~1 year, hot water tank ~18 months, and a brand new furnace—plus recent complex improvements to roof, stucco, and windows. All of this in a prime location steps to Cecil Swanson School (K-6), Dr. Gordon Higgins School (7-9), Rundle Community Centre, parks, playgrounds, sports courts, shopping, and transit. If you're looking for an entry-level price with greenspace views, two parking stalls, low fees, and a quiet interior setting, this is a fantastic opportunity in an established community.