

**4954 Rundlewood Drive NE  
Calgary, Alberta****MLS # A2282872****\$235,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	502 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 393
<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>	Natural Woodwork, Vaulted Ceiling(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE THIS SATURDAY, FEBRUARY 7th, FROM 1-4 PM\*\*\* Welcome to this well cared for corner unit 2 bedroom, 1 bathroom home in Rundle, offering a smart layout, added privacy, and great value for both first time buyers and investors. The main level features a comfortable living room with exposed wood beams and a wood burning fireplace offered as is, along with fresh paint and updated vinyl plank flooring. The white kitchen is bright and functional, and the renovated four piece bathroom adds a clean, modern touch to the space. Downstairs, you will find two generously sized bedrooms, providing separation from the main living area. Additional storage is located in the laundry room, under the stairs, and there is also significant storage space located under the back deck, keeping everything practical and organized. As a corner unit, this home includes a dedicated parking stall along with plenty of additional parking conveniently located out front. Step outside to a large back deck, perfect for relaxing or entertaining during the warmer months. With approximately 1002 square feet of developed living space, low condo fees, and a location close to Village Square Leisure Centre, shopping, walking paths, 16th Avenue, and Stoney Trail, this property is an easy fit for everyday life. All three levels of public school are within walking distance, making it a convenient option for a variety of lifestyles. A solid opportunity to step into the market or add to your investment portfolio.