

**47 Rundlelawn Park NE  
Calgary, Alberta**

**MLS # A2205753**



**\$445,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Street L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 125
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** Refrigerator, Washer, Dryer, Dishwasher, Gas Stove, Microwave Hood Fan, Blinds, Air Conditioning-Central (As-is), Central Vacuum and Attachments (As-is)

Welcome to this beautifully maintained 2-storey duplex condominium &mdash; a rare find that offers more privacy and space than a typical townhome! This no-carpet home features one of the lowest condo fees in the area, making it a smart investment and an ideal starter home for families or professionals. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with its own ensuite bathroom, plus an additional full bathroom for added convenience. The main floor welcomes you with a bright den/flex space &mdash; perfect as a home office, reading nook, or guest entertainment area &mdash; complete with a built-in bench and storage. The main floor's half bath is also spacious. A large living room flows into a functional kitchen and cozy dining nook that leads out to a private back deck, ideal for outdoor relaxation. The fully finished basement includes a fourth bedroom, full bathroom, and a large family/recreation room, offering even more living space for your needs. Additional features include central air conditioning, an attached front garage, abundant natural light through large windows, and a new roof. Nestled in a quiet cul-de-sac, this home is close to schools, shopping, transit, and all essential amenities. Plus, the friendly neighborhood atmosphere makes it even more inviting. Don't miss out on this rare opportunity to own a duplex-style condo that combines space, style, and value. Book your showing today!