

104 Rundlehorn Lane NE  
Calgary, Alberta

MLS # A2242401



# \$250,000

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	510 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Secluded, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** None

Move-In Ready Corner Townhome in Prime Rundle Location! This bright 2-bedroom, 1-bathroom corner unit features low condo fees and two assigned parking stalls. Enjoy an open, bright main floor with high ceilings, large windows, newer laminate flooring, and a functional kitchen boasting new stainless steel appliances (fridge, stove, dishwasher) overlooking park-like greenspace. Relax in the spacious living room with a cozy wood-burning fireplace or step out from the dining area to your private backyard and covered deck. The lower level offers two generous bedrooms with newer carpets and oversized windows, plus excellent storage and in-unit laundry. Benefit from recent complex updates (roof, stucco, windows) and a prime location steps from Cecil Swanson School (K-6), Dr. Gordon Higgins School (7-9), Rundle Community Centre, parks, playgrounds, sports courts, schools, shopping, and transit. A fantastic affordable opportunity!