

# \$445,000 - 47 Rundlelawn Park Ne, Calgary

MLS® #A2205753

**\$445,000**

4 Bedroom, 4.00 Bathroom, 1,374 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

Welcome to this beautifully maintained 2-storey duplex condominium – 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 – perfect as a home office, reading nook, or guest entertainment area – 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!



Built in 1995

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2205753               |
| Price          | \$445,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,374                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 47 Rundlelawn Park Ne |
| Subdivision | Rundle                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 6Z6               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Washer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

**Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                             |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stucco, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | M-CG          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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