

# **\$314,900 - 48, 336 Rundlehill Drive Ne, Calgary**

MLS® #A2214633

## **\$314,900**

3 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

Welcome to this bright and quiet 2 story villa townhouse nestled in the heart of Rundle. This S exposure 3-bedroom with 3-bathroom unit. (PREMER BEDROOM WITH 2 PCE ENSUITE) Open the front door, the main floor provides a large living room with two big southeast facing windows, a 2-piece bathroom, a nice dining area with a double slide door leading to south-facing deck, and a spacious kitchen. Upstairs features a 4-pc bathroom and 2 bright good-sized bedrooms. The basement has a recreation room and a third bedroom. There are Five Schools (Three Public and Two Catholic) are within Walking Distance. Cecil Swanson Public School(K-G6) is in Four-minute Walk, Dr. Gordon Higgins Public School(G7-9) is just down the street! St. Rose of Lima Jr. Catholic School(K-G9 French Immersion) and St. Rupert Catholic School (K-G6) are nearby two sides, Lester B Pearson senior high school (with IB program) is just a short walk away. Nearby parks, shopping, restaurants, Peter Lougheed Hospital, C-train station, and public transportation. Easy accessibility to major roadways and other commuting needs. Clean and move-in ready. Excellent opportunity for first-time buyers/Families or Investors.

Built in 1976

## **Essential Information**

MLS® #

A2214633



Price	\$314,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,235
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	48, 336 Rundlehill Drive Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2Y2

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	M-C1

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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