

# \$295,000 - 35, 336 Rundlehill Drive Ne, Calgary

MLS® #A2217620

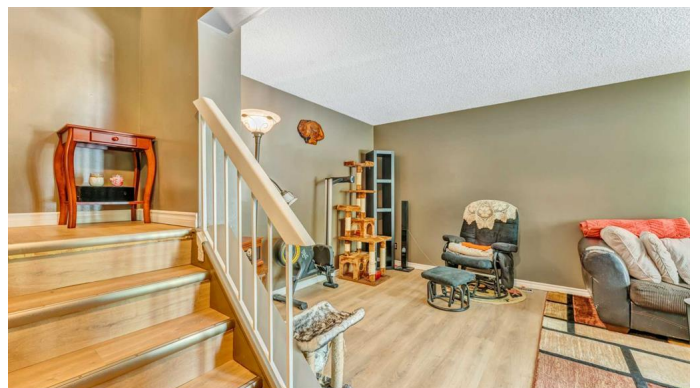
**\$295,000**

3 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

Welcome home to #35, 336 Rundlehill Drive NE – a charming 3-bedroom townhome nestled in a mature, and treed community. This bright and inviting unit offers a fantastic layout perfect for families. Step inside and discover a spacious living room featuring a large picture window that bathes the space in natural light, creating a warm and welcoming atmosphere. Cozy up on chilly evenings by the freestanding fireplace, adding both charm and comfort. The adjacent kitchen boasts an abundance of windows, ensuring a cheerful and airy space for your culinary adventures. A convenient 2-piece bathroom on the main level adds to the functional flow of the home. Upstairs, you'll find three generous bedrooms, providing ample space for everyone. The primary bedroom features its own private 2-piece ensuite bathroom for added comfort and privacy. A well-appointed 4-piece bathroom completes the upper level. Enjoy the peace and tranquility of this quiet, treed area, offering a serene escape from the everyday hustle. Parking is a breeze with your tandem parking stall just steps from your front door. Location is key, and this home delivers! You'll appreciate the incredible convenience of being within walking distance to schools, playgrounds, and shopping. Stay active with nearby tennis courts and baseball diamonds, or simply enjoy the expansive green spaces. Excellent transit options are also readily accessible, making commuting a breeze. Don't miss the opportunity to make this wonderful



Rundle townhome your own!

Built in 1976

### Essential Information

MLS® #	A2217620
Price	\$295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,292
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	35, 336 Rundlehill Drive Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2Y2

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Paved

### Interior

Interior Features	Storage, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	9
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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