



**103 Rundlehorn Crescent NE
Calgary, Alberta**

MLS # A2299565



\$568,888

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Parquet

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Chandelier, No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Window Covering and Blinds

Welcome to your new home! This beautifully maintained bi-level house in Rundle is ideally situated just one block from 52nd Street, just steps away from bus routes and offering easy access to all of Calgary. Despite its convenient location, it sits on a quiet street. This home is in excellent, show-home condition and has been lovingly updated over the years. Bright sunlight floods the main floor through large, updated windows. Oak cabinets and hardwood floors add warmth and character to this wonderful home. The spacious and well-lit living and dining rooms feature large windows and sliding glass doors that lead to a good-sized deck off the dining area. The kitchen offers ample cupboard and cabinet space for all your gourmet appliances and gadgets, as well as a bright eating area that's perfect for enjoying your morning coffee and large enough to accommodate family dinners. The primary bedroom easily fits a king-size bed, dressers, and nightstands, and is complemented by a convenient two-piece ensuite. Two additional bedrooms and a well-sized four-piece main bathroom complete the main level. The lower level offers limitless possibilities. The expansive family room is ideal for family activities, and there is a bar area for social gatherings. Additionally, this level features a fourth bedroom and a large storage/craft area. Bonus: There is rough-in plumbing for a future bathroom. Outside, the double-car garage provides protection from cold, snowy weather. The private, fenced yard is perfect for family gatherings and social events. The location couldn't be better! Schools are within blocks, bus routes are just steps away, and a wide variety of shopping options are only minutes away. Call your favourite Realtor for a private tour of this exceptional home!