



**16 Rundleson Way NE**  
**Calgary, Alberta**

**MLS # A2307601**



**\$579,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, See Remarks		

**Inclusions:** Storage shed in backyard

OPEN HOUSE SUNDAY MAY 10TH FROM 12:00PM TO 2:00PM - Tucked away on a quiet street in the established community of Rundle, this meticulously maintained bi-level home offers the perfect balance of space, comfort, and convenience. Boasting over 2,000 sq. ft. of developed living space and ideally located just steps from scenic pathways and green space, this home is perfect for families and outdoor enthusiasts alike. The main level welcomes you with a bright, sun-filled layout featuring large windows that flood the home with natural light. The spacious kitchen offers abundant cabinetry and prep space, seamlessly connecting to the dining and living areas—ideal for both daily living and entertaining. Thoughtfully updated and exceptionally well cared for, this home reflects true pride of ownership throughout. The fully developed basement expands your living space with a cozy recreation room complete with a fireplace, additional bedrooms, and a full 3-piece bathroom—perfect for guests, older children, or a home office/gym setup. Enjoy your sunny south-facing backyard, complete with mature trees, a large, covered deck for relaxing summer evenings or morning coffee, and plenty of space for kids and pets. The heated, oversized double detached garage with 220V wiring is a standout feature—ideal for hobbyists, mechanics, or extra storage. Recent improvements include roof (2021) and carpets (2023), ensuring comfort and value for years to come. Conveniently located just minutes from schools, parks, the C-Train station, Sunridge Mall, and Peter Lougheed Centre, with easy access to a wide range of amenities. This Rundle gem truly checks all the boxes—space, updates, location, and lifestyle.