



**GRASSROOTS**  
REALTY GROUP

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**28 Rundlelawn Place NE**  
**Calgary, Alberta**

**MLS # A2310864**



**\$620,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Level, Pie		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this spacious and well maintained 4 level split located on a quiet cul-de-sac in the heart of Rundle! Offering an impressive 2,393 sq/ft of developed living space, this home is perfect for growing families, multi generational living, or investors looking for added flexibility with an illegal basement suite. Step inside to a bright and inviting main floor featuring a large living room that flows seamlessly into the updated kitchen and dining area, creating the perfect space for entertaining and everyday living. Upstairs, you'll find a spacious primary bedroom complete with its own ensuite, along with two additional good sized bedrooms and a full 4 piece bathroom. The lower level offers a large family/recreation room, ideal for movie nights, a kids' play area, or home office space. The illegal suite features a large bedroom and bathroom, while the basement level includes a second kitchen, spacious living room, laundry area, and an enormous crawl space providing exceptional storage options. Outside, enjoy RV parking in the front, a large backyard deck with a wood burning fireplace, and a double detached garage in the rear. Located within walking distance to the C Train station, five schools, parks, shopping, and countless amenities, this home combines space, convenience, and versatility in one fantastic package. Don't miss your opportunity to own this incredible property in a prime NE Calgary location!