



GRASSROOTS
REALTY GROUP

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3224 Rundlelawn Road NE
Calgary, Alberta

MLS # A2317756



\$544,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	885 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully renovated 885 sq. ft. bungalow, offering exceptional value and future potential. The home has recently undergone a full interior renovation featuring new flooring, fresh paint, updated cabinetry, modern light fixtures, plumbing fixtures, and a stylish new backsplash. The main floor offers a functional layout with 3 bedrooms, a full bathroom, a bright eat-in kitchen, and a spacious living room perfect for everyday living and entertaining. The basement provides excellent flexibility with an additional bedroom, full bathroom, laundry area, and a large open living space. For buyers seeking additional living arrangements, the basement offers the potential to be reconfigured into a 2-bedroom layout with space for a future kitchen, subject to any required approvals. At the front of the home, you'll find a welcoming wooden porch/patio area, providing the perfect space to enjoy your morning coffee or relax outdoors. The backyard is designed for both functionality and outdoor enjoyment, featuring an oversized double detached garage measuring approximately 25'4" x 23'3", mature trees, a large pergola-covered patio area, garden space, and extensive stone landscaping that creates a private and inviting outdoor retreat. Whether you're a first-time buyer, investor, or looking for a move-in-ready home with future development potential, this property is one you won't want to miss.