



GRASSROOTS
REALTY GROUP

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408 Rundleville Place NE
Calgary, Alberta

MLS # A2319598



\$550,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,371 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

>>>>>HIGHLY SOUGHT AFTER DESIRABLE CUL-DE-SAC LOCATION | MASSIVE LOT | 3 BEDROOMS | 2.5 BATHROOMS | TANDUM PARKING PAD WITH POTENTIAL FOR A HUGE BACK GARAGE | AMAZING NEIGHBOURS | ROOM TO GROW | INCREDIBLE POTENTIAL Homes like this rarely come available in one of Rundle's most desirable locations. Tucked away on a quiet cul-de-sac, this well-maintained bi-level offers the perfect combination of space, flexibility, and future potential. The main floor features 2 spacious bedrooms, including a primary bedroom with its own private 2-piece ensuite, a full bathroom, and a layout that can easily be converted back to a 3-bedroom configuration if desired. Downstairs, you'll find a large third bedroom, a large bathroom, and two additional living space ideal for growing families, guests, or future development opportunities. Step outside and discover one of this property's standout features—South facing backyard, an oversized lot with a tandem parking pad and ample room to build the dream garage you've always wanted, while still leaving plenty of space for entertaining, gardening, or family gatherings. Surrounded by mature trees, pride of ownership, and wonderful long-term neighbours, this home offers the lifestyle buyers are searching for. Conveniently located just minutes from schools, parks, shopping, transit, and the Rundle LRT Station, you'll enjoy all the benefits of an established community with room to grow. Whether you're a first-time buyer, growing family, or savvy investor, this is an exceptional opportunity to secure a home in a location you'll love for years to come.