



GRASSROOTS
REALTY GROUP

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148 Rundlecairn Rise NE
Calgary, Alberta

MLS # A2322193



\$579,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

This exceptional, turn-key bungalow is perfectly situated on a quiet family street with ample street parking out front, just a few houses away from a scenic green space, playground and located walking distance to 3 elementary schools, a junior high school and high school. The thoughtfully renovated interior showcases a completely opened-up main level, anchored by a beautifully modernized kitchen, newer light fixtures, and a sleek main bathroom boasting dual vanities and a premium rain shower paired with a separate handheld wand. Exceptional attention to detail is evident throughout, featuring modern vinyl windows and custom blinds (including versatile top-down, bottom-up styling) on both levels, along with brand-new closet doors and built-in organizers upstairs. Practical upgrades offer total peace of mind, including a brand-new roof on both the house and the garage (less than one year old), a newer furnace (4 years old) as well as a new stove, microwave, washer, and dryer all replaced in 2025. With a highly functional five-bedroom layout, the main level hosts three spacious bedrooms—including a primary bedroom with convenient direct access right into the bathroom. Downstairs, the fully finished basement significantly expands your living space with a large, versatile recreation room, a second full bathroom, and two additional bedrooms. The exterior is equally impressive, hosting a large, oversized double detached garage (with a paved back lane) and a beautifully landscaped backyard complete with a mature apple tree offering sweet, crisp, edible apples, vibrant perennials, and a lovely paver patio ideal for outdoor entertaining. Combining incredible value with a premier location, this beautifully maintained property is a true turn-key gem ready for its next owners.

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