



**28 Rundlelawn Place NE
Calgary, Alberta**

MLS # A2322545



\$595,000

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

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

Inclusions: Appliances in the basement suite kitchen.

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!