



**GRASSROOTS**  
REALTY GROUP

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**4819 Rundlewood Drive NE**  
**Calgary, Alberta**

**MLS # A2329273**



**\$579,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                                       |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,540 sq.ft.                                 | <b>Age:</b>   | 1975 (51 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                   |

|                    |                                                                                               |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Tile                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Metal Siding , Wood Frame                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Storage |                   |      |
| <b>Inclusions:</b> | 2 sheds, Central vacuum, Irrigation System                                                    |                   |      |

Welcome to this spacious 1,540 sq. ft. bungalow situated on a large, mature lot on a quiet street. The main floor features two bedrooms, including a generous primary bedroom with a private three-piece ensuite, along with a four-piece main bathroom. The impressive living areas showcase cathedral-style ceilings, a sunken living room, and a sunken family room with a fireplace, built-in cabinetry, detailed woodwork, and one-of-a-kind architectural finishes. The spacious kitchen offers abundant cabinetry, extensive counter space, two side-by-side KitchenAid refrigerators, a large window, and plenty of room for future updates. Stay comfortable year-round with the added benefit of central air conditioning, while roll shutters on most large windows and security bars on the remaining windows provide added peace of mind. The developed basement, renovated in 2024, features a third bedroom, a two-piece bathroom, a wet bar, expansive recreation and family room spaces, exceptionally large storage rooms, and a laundry area complete with a new washer and dryer (2024). Outside, the large, mature lot offers a spacious patio, a composite deck with cedar framing and built-in perimeter lighting, ample yard space, and a double oversized heated detached garage with back-lane access. The home is topped with a durable Interlock metal roof and features new gable siding completed in 2024. Thoughtful renovations over the years include the kitchen (1993), front living room (1999), and the recently updated basement (2024). Located close to schools, parks, transit, shopping, and everyday amenities, this well-maintained home combines unique architectural character, quality upgrades, and exceptional space in an established neighbourhood.

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