



GRASSROOTS
REALTY GROUP

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42 Rundlelawn Close NE
Calgary, Alberta

MLS # A2330512



\$614,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: 2-in-1 Washer/Dryer, Dishwasher, Dryer, Electric Stove x2, Refrigerator x2, Washer

| NEWLY RENOVATED | 5 BEDS | 2 BATHS | LEGAL SUITE | DOUBLE DETACHED GARAGE | CONVENIENT LOCATION | Welcome to this beautifully renovated bungalow located in the community of Rundle. Bright natural light welcomes you inside, where the spacious living area flows into the modern kitchen featuring stainless steel appliances, plenty of cabinetry, stylish tile backsplash, quartz countertops, and a matching island that provides additional prep space and seating. The main level offers 3 good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. Downstairs, the legal suite is complete with its own separate entrance, spacious living area, full kitchen, separate laundry, 2 good-sized bedrooms, and a 4-piece bathroom, offering excellent flexibility. Outside, enjoy the backyard with a patio area and plenty of room for gardening, entertaining, or simply relaxing. The double detached garage adds convenience with ample parking and storage. Ideally located close to schools, shopping, parks, public transit, and everyday amenities. Call your favourite agent for a showing today!