



GRASSROOTS
REALTY GROUP

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346 Rundlevview Drive NE
Calgary, Alberta

MLS # A2343853

\$525,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Native Plants, Rectangular Lot, See Ren		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: none

Welcome to 346 Rundlevview Drive . From the moment you arrive, you'll be wowed by the 10/10 curb appeal, framed by immaculate, mature landscaping that sets this home apart on a quiet, family-friendly street. Step inside to find a home thoughtfully renovated over the years, featuring stunning hardwood floors and an open-concept layout that flows effortlessly from room to room. The chef's kitchen is a true showpiece — granite countertops, sleek contemporary cabinetry, and a charming bay window overlooking the sun-soaked south-facing backyard, a true gardener's dream. Upstairs, you'll find two spacious bedrooms, including a serene primary retreat with its own private two-piece ensuite. The fully finished basement adds even more living space, with a large recreation room, a third bedroom, and a full bathroom — ideal for a growing family, guests, or a home office setup. Enjoy the outdoors in your private, south-facing backyard, and take advantage of the unbeatable location — just steps to a neighborhood park and minutes from top local schools. This is more than a house — it's a place to call home.