



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

158 Rundlevview Close NE
Calgary, Alberta

MLS # A2345935

\$517,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Second fridge and stove in the basement suite

3 BEDROOMS UP | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE | SEPARATE LAUNDRY | OVERSIZED DOUBLE GARAGE | BACKS ONTO A PARK | 2 PATIO AREAS | PAVED BACK LANE. Everyday function and a park-side setting come together in this turn-key Rundle bungalow, where a flexible layout extends across both levels and outdoor living gets plenty of room to breathe. Natural light fills the main floor through extra windows, brightening a comfortable living room that flows easily into the dining area for relaxed evenings and shared meals. Conversation stays connected in the kitchen thanks to thoughtful wall cut-outs, while plentiful cabinetry, generous counter space and a gas stove make daily cooking practical. Down the hall, the spacious primary bedroom adds the convenience of a walk-in closet, while 2 additional bedrooms accommodate children, guests or work-from-home needs. A 4-piece bathroom completes the main level. Downstairs, the illegal suite adds valuable flexibility with its own separate entrance and private laundry. A well-laid-out second kitchen supplies an abundance of storage and workspace, complemented by a large living area that leaves plenty of room to unwind. One generously sized bedroom and another 4-piece bathroom round out this level, giving the suite a comfortable, self-contained arrangement. Outside, the backyard becomes the perfect extension of the home with a large grassy area, established gardens and 2 separate patio spaces ready for dining, lounging or summer get-togethers. Privacy comes naturally with the oversized double detached garage nestled between the main outdoor spaces and the paved back lane, while the park directly behind adds an appealing backdrop and puts recreation close to home. Rundle further strengthens the package with neighbourhood schools,

parks and pathways nearby, along with convenient access to shopping, transit, Rundle LRT Station, Village Square Leisure Centre, Sunridge Mall and Peter Lougheed Hospital.