



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

856 Rundlecairn Way NE
Calgary, Alberta

MLS # A2351479

\$585,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	931 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Fully renovated, top to bottom, in the heart of Rundle. Step through the new front door and new upstairs windows brighten the open living and dining area, with vinyl plank floors, a modern railing, fresh paint and newly refinished ceilings. The kitchen is where you'll want to linger. It has quartz counters, stainless steel appliances and a central island for morning coffee and gatherings. Down the hall, the primary bedroom has a walk-in closet already fitted with organizers and a private 3-piece ensuite. A second bedroom and a fully renovated main bath complete the upper level. Downstairs, the fully finished basement adds two more bedrooms, a 4-piece bath, laundry and a wet bar. It's ready for guests, a home office or movie night. New exterior doors and an extra-large lot complete the picture. The major updates are done, so your budget goes toward living here, not renovating. You're minutes from Village Square Leisure Centre, schools at every level, shopping and transit. Book your private showing and see it for yourself.