



GRASSROOTS
REALTY GROUP

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118 Rundlevview Close NE
Calgary, Alberta

MLS # A2219516



\$599,900

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,272 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters, See Remarks, Storage		

Inclusions: None

Located on a quiet, family-friendly street, this well-cared-for 1272 sq ft., 4-level split home, with an additional 1161 sq ft. below grade, offers a warm and functional space for everyday living. The recently updated kitchen is perfect for home cooks, featuring plenty of custom cabinetry, beautiful quartz countertops, and newer black appliances—including a Miele dishwasher. High-end LVP flooring runs throughout the main floor, which includes the bright and welcoming kitchen, living, and dining areas. Additional main floor highlights include a convenient laundry area and elegant custom Hunter Douglas window coverings. On the upper level, you'll find three well-sized bedrooms, including a primary bedroom with a 2-piece ensuite, and a newly renovated 4-piece main bathroom with a clean, modern finish. Providing more functional space, the lower level features a 4-piece bathroom that includes a relaxing oversized tub, an additional bedroom, and a large family room ideal for a playroom or TV area. The partially finished basement includes a carpeted office space with knockdown ceiling, and plenty of storage space. Outside, the large lot offers a generous east backyard with ample room for kids to play, a mature high-yielding apple tree, a concrete pad for entertaining or playing basketball, an oversized, heated, double detached garage, and a large parking pad with a gate for a trailer, boat, etc. This stucco-sided home has central air-conditioning and includes a central vacuum system, with attachments. Just steps away from two parks with playgrounds, and with great access to schools, Peter Lougheed Centre, Sunridge Mall, Village Square Leisure Centre, LRT, and buses, this home offers the perfect mix of quiet living and convenience.

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