



GRASSROOTS
REALTY GROUP

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319 Rundlelawn Road NE
Calgary, Alberta

MLS # A2224900



\$599,900

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,134 sq.ft.	Age:	1977 (48 yrs old)
Beds:	9	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Quartz Counters, Recreation Facilities, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Electric Stove (Basement), Range Hood Fan (Basement), Refrigerator (Basement)

INVESTOR ALERT! Welcome to Rundle, one of Calgary's most sought-after communities for rental properties. This 9-bedroom, 4-level split offers 2 full bathrooms and 2 half bathrooms, making it an excellent cash-flowing opportunity. The home features recent updates throughout, including a modernized kitchen with upgraded cabinetry, quartz counters, stainless steel appliances, and flooring. Bedrooms are thoughtfully spread across all levels, and the lower level includes a kitchen, offering additional living flexibility. Enjoy a sunny south-facing backyard, a covered sunroom, and a double detached garage for added convenience. Located steps from the C-Train, Peter Lougheed Hospital, shopping centres, schools, and restaurants, this property sits in a prime area with strong rental demand. This is a rare chance to secure a high-yield investment in a well-connected Calgary community.