



GRASSROOTS
REALTY GROUP

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112 Rundfield Crescent NE
Calgary, Alberta

MLS # A2228571



\$580,000

Division:	Rundle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,465 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: 2 Garden Sheds, Window Coverings

OPEN HOUSE!! Sunday 22 June, 2025 - 11 AM to 1 PM

Welcome to this charming and spacious 2-storey home in the heart of Rundle, perfectly situated right across from a beautiful park. Offering over 2,100 square feet of living space, this well-maintained 5-bedroom, 2.5-bathroom home is ideal for families seeking comfort, functionality, and a prime location. The main floor features a roomy kitchen with plenty of cabinet space and newer appliances (2018 and newer), a bright dining area with patio doors leading to a private deck, a large and inviting living room, and a convenient half bath. Upstairs, you'll find a massive primary bedroom along with three additional generously sized bedrooms and a full bathroom. The fully developed basement includes a spacious rec room, a fifth bedroom, and an attached full bath—perfect for extended family, guests, or a private retreat. This character-filled home also offers a single attached garage plus a double detached garage, providing ample parking and storage. Additional features include air conditioning, two garden sheds, and unbeatable park views right outside your front door. The home also has several recent updates for peace of mind, including a ****newer roof (2019)****, ****newer furnace and hot water tank(2017)****. Located just a 3-minute walk from the nearest bus stop and close to grocery stores, Sunridge Mall, Rundlet LRT Station, and Village Square Leisure Centre. You'll also enjoy nearby access to a retail hub that includes Gold's Gym and various shops, as well as the public library. Several schools are within walking distance, including Lester B. Pearson High School, and quick access to 16 Avenue for an easy commute. This is a fantastic opportunity to own a home in one of Calgary's well-established communities—book

your private showing today!