



GRASSROOTS
REALTY GROUP

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219 Rundleridge Way NE
Calgary, Alberta

MLS # A2230702



\$639,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Interlocking Driveway, Parking Pad, RV Access/Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		
Inclusions:	N/A		

One of a Kind. This nearly 1,500 sq. ft. bungalow, nestled on a quiet street in Rundle, offers the best of both worlds: move-in ready comfort or a spacious canvas to create your dream home. The stately brick and stucco exterior hints at the exceptional living experience inside. Step into a grand, open-concept layout that features multiple beautifully appointed living spaces. The formal living room is expansive and bright, with large windows, built-in cabinetry, and a stunning double-sided Rundle stone fireplace. This architectural feature is shared with the adjacent kitchen-side family room, creating a warm and cohesive atmosphere perfect for entertaining or relaxing. The kitchen itself is more than just a place to cook—it's a central hub of the home. With a large island, extensive cabinetry, and custom built-in woodwork, it offers both function and style. Just off the kitchen is a casual dining area, ideal for everyday meals, while a formal dining room—complete with a handcrafted craftsman-style wall unit—offers an elegant setting for larger gatherings. Together, these spaces give a seamless feel to the impressive main living area. Down the hall are two spacious bedrooms and a fully renovated main bathroom featuring slate tile and a deep soaker tub. The primary bedroom is generously sized, with windows on three sides and a beautifully updated en-suite with a tiled walk-in shower. The lower level offers even more room to grow, with a massive recreation room that stretches nearly the length of the home and features another floor-to-ceiling fireplace, this time adorned with brick. The basement also includes a second kitchen (added in 2015), engineered and insulated hardwood flooring, a 3-piece bathroom (updated in 2014), a fourth bedroom, and a den. Outside, a large side deck extends from the kitchen and opens onto a well-kept yard. The

oversized double detached garage has an RV pad on the side, and there is more parking still with a paved pad in the front of the home. Additional updates include a new high-efficiency furnace (2023) and shingles (2022). Whether you're ready to move in today or looking to design your forever home, this property is ready to meet both needs and desires. Suite potential (illegal)