



**GRASSROOTS**  
REALTY GROUP

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**16 Rundleson Way NE**  
**Calgary, Alberta**

**MLS # A2238329**



**\$645,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Tucked away on a quiet street in the neighbourhood of Rundle, this well-maintained bi-level home offers comfort, space, and convenience for growing families. Featuring updated vinyl plank flooring, a spacious kitchen with abundant cabinetry, and large windows that fill the home with natural light throughout. Enjoy the added living space with 2 extra bedrooms, a rec room with fireplace, and extra 3-piece bath in the finished basement. Ideal spacing for movie nights, game days, or a home gym setup. Patio deck, detached double garage, and fenced yard create a back yard refuge for you to appreciate. Recent upgrades include the shingles and windows, offering peace of mind for years to come. Surrounded by mature trees adding curb appeal and shade, this property is ideally situated close to schools, shopping, transit, and parks. This Rundle gem checks all the boxes for comfort and convenience. Call your favorite REALTOR to view today!