



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

13 Rundlelawn Court NE
Calgary, Alberta

MLS # A2252482



\$400,000

Division:	Rundle		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	880 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Off Street, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: na

Welcome to this well-cared-for and move-in-ready Bungalow in the heart of Rundle, just steps away from Rundlelawn Park, the LRT, schools, shopping, the library, the leisure centre, and the Peter Lougheed Hospital. This charming property offers 3 good-sized bedrooms, a spacious living room, dining area, and a full bath. The undeveloped basement is a blank canvas ready for your creative design. The huge yard provides plenty of outdoor space with room to build a double garage. With numerous updates, including fresh paint already done, this home is perfect for first-time buyers looking to get into the market or savvy investors seeking a rental in a prime location. Properties like this don't last long—book your showing today or view the 3D tour and seize this rare opportunity!