



GRASSROOTS
REALTY GROUP

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5107 Rundreview Road NE
Calgary, Alberta

MLS # A2253044



\$649,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,269 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Garage Door Opener, Single Garage Detached, Stall | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped | | |

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|--------------------|---|
| Heating: | Forced Air |
| Floors: | Carpet, Ceramic Tile, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Separate/Exterior Entry, Finished, Full |
| Exterior: | Brick, Stone, Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Quartz Counters |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: N/A

Welcome to this beautifully updated bungalow, perfectly situated on a peaceful street just steps away from schools, parks, and a nearby leisure centre. This home offers a seamless blend of modern updates and timeless charm. Step inside to discover a bright, contemporary interior featuring an updated kitchen with sleek quartz countertops, refreshed cabinetry, and modern fixtures. The bathrooms have been renovated to match, offering both style and comfort. Upgrades include newer windows, paint, flooring, a high-efficiency furnace, hot water tank and stainless steel appliances. The fully developed basement extends your living space with two additional bedrooms and an updated 3 piece washroom. Enjoy the outdoors with two private patios and a generous backyard, perfect for entertaining, gardening, or simply relaxing. Ample rear parking and a detached garage add convenience and functionality to this exceptional property. Don't miss this opportunity to own a move-in ready home in a family-friendly neighborhood with all the amenities close by!