



GRASSROOTS
REALTY GROUP

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156 Rundlehill Drive NE
Calgary, Alberta

MLS # A2253198



\$586,500

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Basement Fridge, Safe

Welcome to 156 Rundlehill Drive—a meticulously maintained home with thoughtful updates and a prime location. Just a short walk to elementary, junior high, and high schools, as well as amenities such as the Village Square Leisure Centre, Rundle Ctrain station and Sunridge Mall this property offers unbeatable convenience for its next owners. Outside, you’ll find a level, beautifully landscaped lot featuring a lush lawn, mature trees, planters, and a private backyard retreat. The double detached garage, accessible through a paved alley, means no more muddy vehicles year-round. The roof was replaced in May 2025 on both the house and garage and comes with a fully transferable warranty for peace of mind. Step inside and escape the late-summer heat with the comfort of central air conditioning. The main floor strikes an ideal balance between open-concept design and everyday functionality. The kitchen has been partially opened to the living area, bringing in abundant natural light while maintaining a subtle division between the spaces. The kitchen is well-equipped with a full suite of stainless steel appliances: gas range, microwave hood fan, and refrigerator (all approximately 5 years old), plus a dishwasher replaced in April 2025. Upstairs, new high-quality zebra style blinds provide versatile options for light and privacy. Three well-sized bedrooms and a beautifully updated 4-piece bathroom complete the main level. Upstairs, the flooring has been upgraded to vinyl plank and ceramic tile throughout, and dated popcorn ceilings have been replaced with modern knock-down texture. The inviting lower level offers a spacious rec room with a cozy gas fireplace, perfect for movie nights. A flexible bonus room can serve as a home office, workout space, or the potential for an additional bedroom. You’ll also find another bedroom (non-egress window), a half

bath, and a generous mechanical/storage area. The washer and dryer were replaced in recent years as well. This home truly has to be seen to be appreciated—well loved, exceptionally maintained, and ready to welcome its next family for years to come. Book your private showing today!