



GRASSROOTS
REALTY GROUP

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228 Rundlemere Road NE
Calgary, Alberta

MLS # A2254990



\$639,000

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,364 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 3 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to this spacious and well-maintained 4-level split home, ideally located on a large corner lot in a mature neighborhood—just minutes from Sunridge Mall, the C-Train (LRT), multiple schools, and everyday amenities. The bright main level features a generous living room, dining area, and a functional kitchen. The upper level includes three bedrooms, including a primary bedroom with a 4-piece ensuite. The lower floor offers a second living area, a 2-piece bathroom, a fourth bedroom, laundry room, and a separate entrance—perfect for multi-generational living or added privacy. The basement features a fifth bedroom and an additional 2-piece bathroom, along with flexible space ideal for a home gym, rec room, or storage. Recent updates include brand new luxury vinyl plank (LVP) flooring, fresh paint throughout, newer windows, newer furnace, newer hot water tanks, and central air conditioning (AC). Outside, enjoy a fully fenced yard with mature privacy trees, a low-maintenance deck, and a spacious double garage. Located on a corner lot, this property also offers plenty of parking. This move-in ready home offers comfort, space, and an unbeatable location.