



**GRASSROOTS**  
REALTY GROUP

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**424 Rundlehill Way NE**  
**Calgary, Alberta**

**MLS # A2256200**



**\$619,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Discover this beautifully and meticulously clean updated bungalow offering over 2,000 square feet of thoughtfully designed living space, set on a generous lot on a quiet street in Rundle. The main level showcases brand new hardwood flooring, fresh paint, and an abundance of natural light streaming through new windows. The kitchen features quartz countertops, a gas range, ample cabinetry and a functional layout ideal for everyday living and entertaining. The primary suite includes a renovated 2-piece ensuite, while two additional bedrooms and a beautifully updated full bathroom provide comfort and versatility. The fully finished lower level is equally impressive, offering a spacious family room with a gas fireplace, two additional bedrooms, a modern 4-piece bathroom and a separate entrance. Step outside to a private, expansive backyard, perfect for summer gatherings or peaceful evenings. A large poured concrete patio, meticulous landscaping, and an oversized double garage complete the outdoor space. This turn-key property offers a rare combination of style and space, a true standout in today's market. This home is a must see. Book your showing today!