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## 31 Rundlelawn Court NE Calgary, Alberta

MLS # A2259348



\$429,900

Division:	Rundle				
Туре:	Residential/Duplex				
Style:	Attached-Side by Side, Bungalow				
Size:	920 sq.ft.	Age:	1977 (48 yrs old)		
Beds:	4	Baths:	1		
Garage:	Parking Pad				
Lot Size:	0.13 Acre				
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard				

Floors:Laminate, TileSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Full, Partially FinishedLLD:-Exterior:Brick, Vinyl Siding, Wood FrameZoning:R-CGFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full, Partially Finished LLD: -  Exterior: Brick, Vinyl Siding, Wood Frame Zoning: R-CG	Floors:	Laminate, Tile	Sewer:	-
Exterior: Brick, Vinyl Siding, Wood Frame Zoning: R-CG	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Full, Partially Finished	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
	Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s)

Inclusions: n/a

Price Improvement! Reduced 45k Oct 12! ATTENTION FIRST-TIME HOME BUYERS & SAVVY INVESTORS! Your opportunity is HERE! Welcome to this fantastic 4-bedroom, reno bathroom gem tucked away on a quiet cul-de-sac and generous pie-shaped lot in the heart of Rundle! This home is perfectly positioned — just minutes from all school levels, Sunridge Mall, Peter Lougheed Hospital, grocery stores, the C-Train, and with easy access to Highway 1 — making commuting and daily errands a breeze! Outside, the yard is fully landscaped with gorgeous flower beds, a poured concrete patio and sidewalk, plus a double parking pad at the back. Bonus: This property is easily suited — ideal for extra income or multigenerational living. This one checks ALL the boxes — don't wait! Call now to book your private showing and get ready to start packing! Appliances, bathroom, windows, siding and roof upgraded