

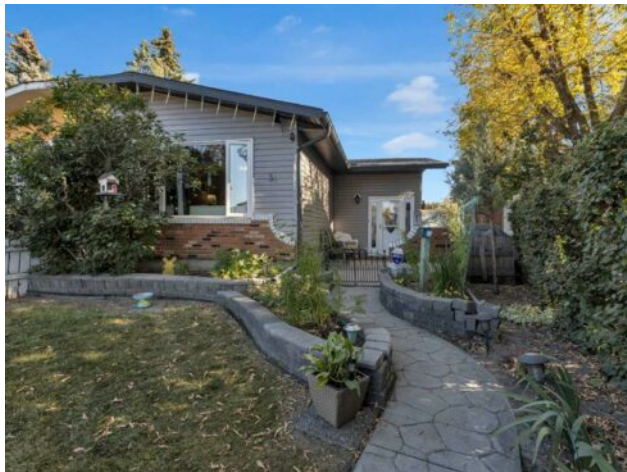


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

31 Rundlelawn Court NE
Calgary, Alberta

MLS # A2259348



\$475,000

Division:	Rundle		
Type:	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		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

OPEN HOUSE SAT. SEPT 27th 2-3pm 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