



GRASSROOTS
REALTY GROUP

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880 Rundlecairn Way NE
Calgary, Alberta

MLS # A2274681



\$599,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Shed in back yard

THIS AMAZING BUNGALOW IN RUNDLE INCLUDES 4 BEDROOMS, 2 BATHROOMS AND ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE! This cozy home offers over 1900 Square feet of Developed space. The main floor is a simple and functional open floor plan with a spacious living room that is BRIGHT due to the amazing Large Windows and a beautiful corner fireplace. The Living Room leads to the Kitchen and eating area. The hallway leads to 3 Bedrooms and a 4-PC bathroom. Home includes a patio with concrete flooring and a large backyard. The separate entrance leads to the Basement and is an Illegal suite with 1 bedroom and a den, Recreational Room, Kitchen, and a 4-PC Bathroom. The Large Utility Room includes the Washer and Dryer. A great opportunity for a First Time Home Buyer as the Illegal Basement Suite can be extra income and has a separate entrance. This home has easy access to 32nd Avenue NE and Trans-Canada Highway. Also located near Peter Lougheed Centre Hospital. In addition, amazing amenities nearby such as Playgrounds/Parks, several Schools, Restaurants and Shopping.