



**GRASSROOTS**  
REALTY GROUP

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**144 Rundleson Place NE**  
**Calgary, Alberta**

**MLS # A2285450**



**\$419,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Welcome to this beautifully maintained semi-detached home in the highly convenient and family-friendly community of Rundle, Calgary. This property features 3 spacious bedrooms, a full bathroom, a bright dining area, a large living room, and a renovated kitchen with a thoughtful layout on the main level. The illegal basement suite offers excellent rental potential with 2 bedrooms, a full 4-piece bathroom, a living room, a study room, and a very large kitchen. Thanks to its prime location, the basement is easy to rent out. Enjoy being just a 10-minute walk to Rundle LRT Station and Peter Lougheed Hospital, with grocery stores, pharmacies, medical clinics, schools, and Sunridge Mall all nearby. This is an ideal home for families or investors alike—book your private showing today.