



**4764 Rundlewood Drive NE
Calgary, Alberta**

MLS # A2290683



\$585,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Charming and functional bi-level home on a quiet side street in Rundle. This property has over 2000ft2 of living space with 4 total bedrooms and 2.5 bathrooms spread over 2 levels and a 28X22 heated garage/shop with a 10-foot door. Large windows and a front west exposure leave you with a bright living space on both levels. Over the past several years updates have included shingles, windows, furnace, hot water tank, siding, front door and fences. More recently the main floor kitchen and living areas have been tastefully updated. There is a large backyard that has trees for privacy but is also mostly concrete for extra parking and lower maintenance requirements. There is not a separate entrance to the basement but there are options. A car is not required here with a google measured 5-minute walk to the elementary and junior high schools and even the high school is only a 20-minute hike and well within the deemed CBE walk zone. In addition, it is only 1km to the Rundle LRT Station and just slightly further to the Sunridge shopping area. Very livable as-is, this property can be improved greatly with only a few small updates and light renovation fixes. All of this in a great central family community can be yours. Come and see for yourself today!