



**427 Rundlelawn Way NE
Calgary, Alberta**

MLS # A2294353



\$527,000

Division:	Rundle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Basement includes electric stove, dishwasher, refrigerator, and hood fan.

Welcome to this well-maintained 2-storey detached home in the heart of Rundle, perfectly located on a quiet street across from green space and a school. This property offers excellent value for families and investors alike, featuring a finished basement with an illegal suite and multiple recent upgrades. The main floor showcases an upgraded kitchen with quartz countertops and stainless steel appliances (fridge, hood fan, microwave), along with a functional layout, laminate flooring, a 2-piece bath, and access to a large deck with cover—ideal for outdoor enjoyment. The upper level features 3 spacious bedrooms, a 4-piece bathroom, and luxury vinyl flooring throughout. The fully developed basement includes a separate kitchen, 3-piece bathroom, and bright living space with large windows, making it ideal for extended family or rental potential. Additional highlights include shared washer & dryer, new furnace (2023), newer hot water tank, and partial roof replacement (2025). Outside, enjoy a single oversized detached garage, paved back alley access, and a private backyard setup. Conveniently located close to schools, parks, LRT, public transit, and shopping, this is a fantastic opportunity in a well-established NE Calgary community. This house is is very close to both a Catholic school and a public school about a 5-minute walk.