



**4640 Rundlehill Road NE
Calgary, Alberta**

MLS # A2295016



\$624,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Large brown cupboards in the laundry room (2)

Welcome to this beautifully cared for bungalow nestled on a quiet street in the heart of Rundle. Offering comfort, convenience, and thoughtful updates throughout. From the moment you arrive, you’ll appreciate the generous lot size, inviting curb appeal, and the heated oversized double detached garage, perfect for hobby enthusiasts or keeping vehicles warm all winter long. Step inside to a bright and open main floor featuring a spacious living room filled with natural light, anchored by a cozy gas fireplace, the perfect place to relax or gather with family. The adjoining dining area flows easily into the kitchen, creating a practical and welcoming layout for everyday living. This level offers three bedrooms, including a comfortable primary suite with a private 2 piece ensuite, along with a full main bathroom for added convenience. The fully developed basement provides incredible additional living space with a large recreation/family room, a full bathroom, and a generous laundry/storage area, ideal for games, movie nights, or a home gym setup. Recent updates give this home a fresh and modern feel: new laminate flooring on the main floor, new fridge and dishwasher, a brand new furnace and water softener, new bathroom taps, and new garage doors with opener. Stay cool all summer with the added comfort of central air conditioning. Outside, you’ll find a large backyard with plenty of room to garden, entertain, or simply unwind. Perfectly positioned in a family friendly neighborhood close to schools, parks, shopping, transit, and major routes, this home combines practicality with timeless charm. Move in ready and beautifully maintained. This Rundle gem is ready for its next chapter.