



**164 Rundlefield Crescent NE  
Calgary, Alberta**

**MLS # A2296227**



**\$569,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to this charming bungalow located in the desirable community of Rundle! Situated at 164 Rundlefield Crescent NE, this well-maintained home offers 939 sq ft of thoughtfully designed living space—perfect for families, first-time buyers, or investors. Featuring 4 bedrooms and 2 full bathrooms, this home provides plenty of space for comfortable living. The bright and inviting main floor offers a functional layout with ample natural light, while the fully developed basement adds extra versatility—ideal for extended family, a home office, or rental potential. Step outside to enjoy a spacious yard, perfect for outdoor entertaining or gardening, along with the added convenience of a double detached garage—providing ample parking and storage. Conveniently located close to schools, parks, shopping, public transit, and major roadways, this home offers both comfort and accessibility. Don’t miss this incredible opportunity to own a well-located bungalow in a family-friendly neighborhood!