



**327 Rundview Drive NE
Calgary, Alberta**

MLS # A2152071



\$699,999

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Street Lightir		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Welcome to your dream home in Calgary's premier NE neighborhood! This beautifully renovated 1,100 sq ft residence offers a blend of modern comfort and classic charm, nestled on a quiet, friendly street. Step inside to discover a brand-new kitchen featuring sleek granite countertops, an island with a stunning granite waterfall. The home boasts updated bathroom fixtures, new vinyl flooring throughout, and fresh interior finishes including Aberdeen doors, new casing, and baseboards. Enjoy year-round comfort with central air conditioning and a new hot water on demand system. The basement is thoughtfully prepared with a rough-in for a future kitchen, a new furnace, and sound insulation. Outside, you'll appreciate the new sod and fencing in the backyard, a greenhouse for your gardening endeavors, and an oversized double detached garage. Additional updates include new Ecoline windows, a new roof, exterior soffit, fascia, siding, and downspouts. Safety is ensured with all aluminum wiring replaced with copper and completed city inspections for electrical, HVAC, and gas systems. With conduits prepared for Shaw and Telus, and a fresh dishwasher on the main floor, this home combines modern convenience with a serene, family-friendly location. Don't miss this exceptional opportunity to make this stunning property your new home!