



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**31 Rundlemere Place NE**  
**Calgary, Alberta**

**MLS # A2199451**



**\$599,500**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Tv Brackets, Freezer, 2 Sheds

Welcome to this delightful bungalow with a NEW furnace and the possibility to add a SIDE ENTRANCE nestled on a peaceful cul-de-sac in the desirable community of Rundle. Conveniently located just moments away from a wide range of amenities, this home offers the perfect blend of comfort and practicality! Walking in, you're greeted by a spacious living room, which serves as the heart of the home. Featuring a cozy gas fireplace, stunning hardwood floors, and large windows that fill the room with natural light, this space is ideal for both relaxing and entertaining guests. Beside the living room is the kitchen and dining area, a generous, airy space that provides a wonderful view of the pristine backyard. This inviting area is perfect for preparing family meals and offers a seamless transition to outdoor living. The primary suite is located at the front of the home, where it is bathed in natural light, creating a calm and peaceful atmosphere. It also boasts a convenient 2-piece ensuite, providing a private retreat for relaxation after a long day. Additionally, this floor includes two more spacious bedrooms, as well as a laundry room, making daily chores a breeze. The backyard is a true highlight, featuring a large two-tiered deck, perfect for hosting BBQs or family gatherings. There is also plenty of space for gardening enthusiasts to cultivate their green thumb and create a tranquil outdoor oasis. The basement offers a large, open space ready for your personal touch. Whether you envision a home gym, office, or additional living space, this area provides endless possibilities to suit your needs. Located in the community of Rundle, this home is just minutes away from the Peter Lougheed Hospital, LRT stations, and a variety of shops and restaurants. Its proximity to both the airport and downtown core ensures a convenient commute. This is a home you won't want to

overlook!