



**311 Rundlelawn Road NE
Calgary, Alberta**

MLS # A2203894



\$639,500

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks		

Inclusions: Vacuum system - roughed in only

Welcome to this bright and tastefully renovated 4 bedroom, 2.5 bathroom bi-level with south facing yard and double detached garage on a quiet street conveniently located within walking distance of the Rundle LRT, Sunridge Mall, Peter Lougheed Hospital, play-parks and four schools. The main level has a functional layout which includes a spacious living room and dining room that flows into the kitchen. The patio doors off the dining room open onto a three tiered deck. There is a second rear entrance, a man door, opening onto the deck. The primary bedroom with 2-piece ensuite, plus 2 bedrooms and a 4-piece bathroom complete the main floor. Front entrance stairway leads to a fully developed basement with egress windows, a huge family room, a large bedroom with 2 sizeable closets, a 3- piece bathroom, a laundry and furnace room with ample storage space plus additional storage area under the stairs (accessible from the family room and bedroom). The main floor was renovated in 2017 complete with white kitchen cabinets, laminate countertops, backsplash, stainless steel dishwasher and refrigerator and new stainless steel range and microwave hood fan (in 2025), vinyl plank flooring throughout, windows, blinds, interior doors, trim, bathroom counters, toilets, bathtub and lighting. The lower level was updated in 2025 with new carpet, bathroom shower and ceiling tiles, interior doors, lighting and mirrored closet doors in the bedroom. Other updates include roof shingles replaced in 2016, hot water tank replaced in 2022, rebuilt deck 2023, new fence 2024 and furnace inspection (2025). Lovely fully fenced south facing yard and a paved alley. Pride of ownership is very evident in this well kept, renovated home. Must be viewed to be appreciated, do not miss out on this one!