



**GRASSROOTS**  
REALTY GROUP

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**423 Rundleson Place NE**  
**Calgary, Alberta**

**MLS # A2205615**



**\$550,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Rundle   |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 964 sq.ft.                                       | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad                          |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot |               |                   |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | See Remarks                             |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank               |
| <b>Roof:</b>       | Asphalt                                 |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding           |
| <b>Foundation:</b> | Poured Concrete                         |
| <b>Features:</b>   | Granite Counters, Separate Entrance     |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | RC-G |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

This well-maintained 5 bedroom, 2 bathroom bungalow in the desirable Rundle NE area of Calgary offers over 1800 sq. ft. of spacious living space, perfect for growing families or those needing extra room. The home features generously sized bedrooms with plenty of natural light, a large backyard with a deck ideal for outdoor gatherings, and a thoughtful layout throughout. Located just minutes from schools, shopping centers, and a nearby hospital, this home combines convenience with comfort. Move-in ready and full of potential, don't miss the opportunity to make this charming bungalow yours. Call your favorite realtor to schedule a private viewing today!