

21 Rundlelawn Court NE
Calgary, Alberta

MLS # A2165957



\$499,000

Division:	Rundle		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	871 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

OPEN HOUSE ON WEEKEND | SEP 21st 1:00 PM - 4:00 PM | SEP 22nd SUNDAY 10:00 AM - 3:00 PM | Welcome to 21 Rundlelawn Court, a stunning 5-bedroom semi-detached bungalow situated on quiet cul-de-sac and expansive pie-shaped lot, perfect for families who enjoy outdoor space. This home offers 3 generously sized bedrooms on main floor, along with a spacious living room designed for comfort and convenience. The main floor also features a full bathroom and a bright kitchen with white cabinetry, offering ample storage and a modern, clean aesthetic. The fully finished basement (illegal suite) with a separate side entrance provides excellent potential for rental income. It includes 2 bedrooms, one with a 3-piece ensuite, and a kitchen which is ideal for tenants or extended family. The home has been freshly painted, features a new roof installed just 4 years ago, and includes security cameras. With numerous upgrades over the years to ensure a modern and functional layout, it has been meticulously maintained by the owner. This property is move-in ready, offering both style and practicality. Located in a prime location, this property is minutes away from schools, playgrounds, and numerous amenities such as Peter Lougheed Hospital, Costco, Sunridge Mall, and Village Square Leisure Centre. Commuters will also appreciate the easy access to the Rundle LRT station, just a short bus ride or a 15-minute walk away. Don't miss out on this opportunity! Schedule a showing with your favourite realtor today or call listing agent !