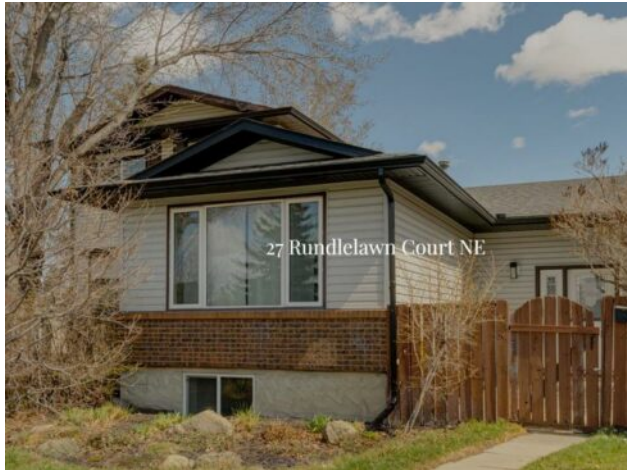


27 Rundlelawn Court NE
Calgary, Alberta

MLS # A2214689



\$489,999

Division:	Rundle		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	923 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot		

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

Inclusions: Deep freeze in basement, shed, BBQ, building and construction materials

Wow! A great new price! Fantastic opportunities like this don't come along every day so get ready to take ownership of this amazing house because it will surely be at the top of everyone's wish list. This lovely, upgraded & renovated home with AIR CONDITIONING checks off all the boxes. Nestled on a quiet street in the fantastic neighbourhood of Rundle, this home offers over 1,800 sq ft of space sitting on a fully fenced large pie lot. This family home offers 4 bedrooms (3 on the main floor and a huge, spacious bedroom in the basement) , 2 bathrooms and outstanding living and family spaces on each level. The main floor gives every family the things they need and want. The spacious living room at the front of the home has a large picture window which floods the space with natural light. The beautiful kitchen offers space not only to cook, but has enough room for a table for family dinners. Three terrific sized bedrooms are on the main floor and this level is rounded out with a full bath! The lower level is perfect for families that need a fourth bedroom and still offers a large rec room for movie nights, gaming or just a space for kids to play. Laundry is conveniently located on this floor and is situated in a large utility area that affords lots of storage. Capping off this great lower level is another 4 piece bath. Step outside into your fully fenced backyard. Excellent for the family dog to run and play and offers plenty of space for the kids to kick a ball, or for the family to gather round the firepit and soak in the night skies and just enjoy time with family and friends. This location is tough to beat. You are literally steps to Rundlelawn park offering tons of outdoor space for kids to play, hang out or just be kids on the Rundlelawn Playground. In less than 5 minutes, you can be enjoying all that Sunridge Mall has to offer you. If you are a health care worker, you can't ask for a

better location as you can take a short walk and be at the Peter Lougheed Centre in minutes. Four schools are a short distance away. Need access to transit? In 3 minutes you can be at the Rundle LRT station! You simply can't say enough about this location and how convenient it is for all that you need. Now, back to the fantastic house. What has been done to this terrific residence? How about the following so you don't have to worry about anything as so much heavy lifting has been done for you. New roof (2020), New soffits and Eaves (2022), New vinyl siding (2022), New electrical panel (2023), Central Air Conditioning (2023), New Flooring on main floor living room, luxury vinyl plank (2023), kitchen and hallway tile (2025), New furnace (2023), Hot Water tank (2020), Main floor freshly painted (April 2025), basement painted (2022), Brand new kitchen including all counters, cabinets and appliances (2025). This home offers unbelievable value for families of any size looking to get into a beautifully upgraded home in a terrific neighbourhood. Don't miss out on this tremendous opportunity.