

# \$465,000 - 27 Rundlelawn Court Ne, Calgary

MLS® #A2214689

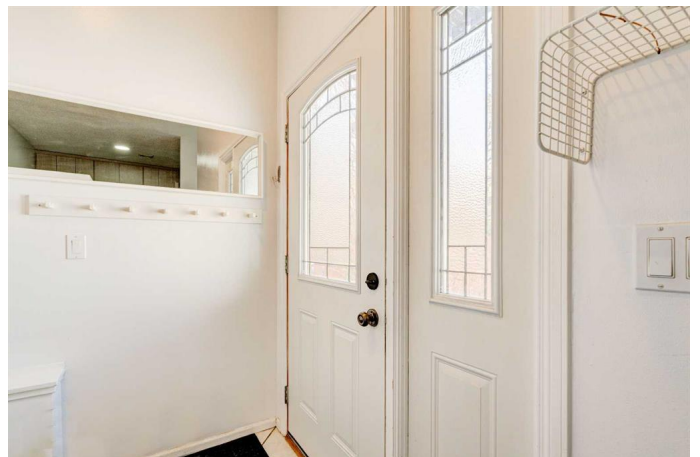
## \$465,000

4 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.08 Acres

Rundle, Calgary, Alberta

WOW! WHAT A GREAT PRICE! Imagine owning a 4 bed home on a quiet cul de sac all for this low price! 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 Rundelawn park offering tons of outdoor space for kids to play, hang out or just be kids on the Rundelawn 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.

Built in 1977

### **Essential Information**

MLS® #	A2214689
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	923

Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	27 Rundlelawn Court Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3H3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	66
Zoning	R-CG

**Listing Details**

Listing Office                      Coldwell Banker Mountain Central

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