



## 311 Rundelawn Road Calgary Alberta

\$639,500

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! (id:6769)

3pc Bathroom 9.08 Ft x 7.92 Ft

Bedroom 16.00 Ft x 10.67 Ft

Recreational, Games room 23.83 Ft x 13.75 Ft

Furnace 14.92 Ft x 12.75 Ft

2pc Bathroom 4.83 Ft x 4.42 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Bedroom 10.42 Ft x 8.42 Ft

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Dining room 13.42 Ft x 9.00 Ft

Foyer 6.58 Ft x 4.08 Ft

Kitchen 12.92 Ft x 9.75 Ft

Living room 13.83 Ft x 13.08 Ft

Primary Bedroom 13.00 Ft x 11.83 Ft

Listing Presented By:



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