



## 327 Rundlev Drive Calgary Alberta

\$699,999

Welcome to your dream home in Calgary's premier NE neighborhood! This beautifully renovated 1,100 sq ft residence offers a blend of modern comfort and classic charm, nestled on a quiet, friendly street. Step inside to discover a brand-new kitchen featuring sleek granite countertops, an island with a stunning granite waterfall. The home boasts updated bathroom fixtures, new vinyl flooring throughout, and fresh interior finishes including Aberdeen doors, new casing, and baseboards. Enjoy year-round comfort with central air conditioning and a new hot water on demand system. The basement is thoughtfully prepared with a rough-in for a future kitchen, a new furnace, and sound insulation. Outside, you'll appreciate the new sod and fencing in the backyard, a greenhouse for your gardening endeavors, and an oversized double detached garage. Additional updates include new Ecoline windows, a new roof, exterior soffit, fascia, siding, and downspouts. Safety is ensured with all aluminum wiring replaced with copper and completed city inspections for electrical, HVAC, and gas systems. With conduits prepared for Shaw and Telus, and a fresh dishwasher on the main floor, this home combines modern convenience with a serene, family-friendly location. Don't miss this exceptional opportunity to make this stunning property your new home! (id:6769)

Bedroom 12.75 Ft x 10.83 Ft

Bedroom 12.67 Ft x 12.58 Ft

Living room 24.75 Ft x 10.50 Ft

Kitchen 10.08 Ft x 6.67 Ft

Laundry room 6.83 Ft x 6.17 Ft

Furnace 6.42 Ft x 6.33 Ft

4pc Bathroom Measurements not available

Dining room 9.83 Ft x 9.50 Ft

Other 12.00 Ft x 13.25 Ft

Living room 15.08 Ft x 12.00 Ft

Primary Bedroom 14.42 Ft x 11.83 Ft

Bedroom 9.92 Ft x 9.50 Ft

Bedroom 10.17 Ft x 9.92 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<http://www.chybli.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)