



## 412 Rundlehill Way Calgary Alberta

\$599,888

Located in the highly desirable community of Rundle, NE Calgary, this beautifully maintained 1,077 sq. ft. bungalow offers a well-balanced layout with spacious and functional living areas on both levels, making it an ideal opportunity for families and investors alike. The main floor features a bright and inviting living room, a well-sized dining area, and a modernized kitchen with upgraded cabinetry and appliances. The primary bedroom, along with two additional bedrooms, provides ample space for family living, while a renovated 4-piece bathroom adds both style and convenience. The (illegal) basement suite, with its separate entrance, enhances the home's rental potential, offering two additional bedrooms, a spacious rec room, a modern kitchen, and a newly updated 4-piece bathroom. A dedicated laundry area and utility space ensure added functionality. Recent upgrades, including a new roof, hot water tank, furnace, kitchen cabinets, appliances, and flooring, provide long-term peace of mind. A double detached garage offers ample parking and storage. Conveniently situated within walking distance to schools, parks, and public transit, and just minutes from Rundle LRT Station, Sunridge Mall, Peter Lougheed Hospital, and major roadways, this home combines comfort, convenience, and investment potential. Whether you're looking to live upstairs and rent the basement or accommodate extended family, this is a rare find in a prime location. Schedule your private viewing today! (id:6769)

Bedroom 9.17 Ft x 13.00 Ft

Bedroom 10.92 Ft x 8.75 Ft

4pc Bathroom 10.92 Ft x 7.75 Ft

Kitchen 4.92 Ft x 13.42 Ft

Laundry room 6.50 Ft x 14.42 Ft

Recreational, Games room 11.58 Ft x 24.92 Ft

Furnace 5.92 Ft x 5.50 Ft

Bedroom 10.08 Ft x 8.25 Ft

Bedroom 10.08 Ft x 9.33 Ft

Primary Bedroom 13.08 Ft x 12.67 Ft

4pc Bathroom 11.42 Ft x 4.92 Ft

Dining room 9.00 Ft x 9.00 Ft

Kitchen 12.58 Ft x 11.33 Ft

Living room 13.42 Ft x 15.08 Ft

Listing Presented By:



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