# \$429,900 - 31 Rundlelawn Court Ne, Calgary

MLS® #A2259348

### \$429,900

4 Bedroom, 1.00 Bathroom, 920 sqft Residential on 0.13 Acres

Rundle, Calgary, Alberta

Price Improvement! Reduced 45k Oct 12! ATTENTION FIRST-TIME HOME BUYERS & SAVVY INVESTORS!

Your opportunity is HERE! Welcome to this fantastic 4-bedroom, reno bathroom gem tucked away on a quiet cul-de-sac and generous pie-shaped lot in the heart of Rundle! This home is perfectly positioned â€" just minutes from all school levels, Sunridge Mall, Peter Lougheed Hospital, grocery stores, the C-Train, and with easy access to Highway 1 â€" making commuting and daily errands a breeze! Outside, the yard is fully landscaped with gorgeous flower beds, a poured concrete patio and sidewalk, plus a double parking pad at the back. Bonus: This property is easily suited â€" ideal for extra income or multigenerational living. This one checks ALL the boxes â€" don't wait! Call now to book your private showing and get ready to start packing! Appliances, bathroom, windows, siding and roof upgraded

Built in 1977

### **Essential Information**

MLS® # A2259348 Price \$429,900

Bedrooms 4

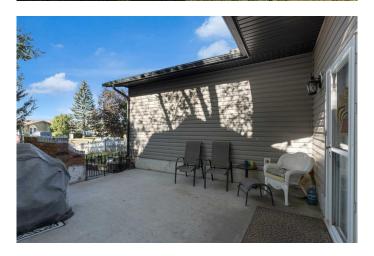
Bathrooms 1.00

Full Baths 1

Square Footage 920







Acres 0.13 Year Built 1977

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 31 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 Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 24th, 2025

Days on Market 35

Zoning R-CG

## **Listing Details**

## Listing Office Real Estate Professionals Inc.

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