

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

MLS® #A2259348

**\$429,900**

4 Bedroom, 1.00 Bathroom, 920 sqft

Single Family on 0.13 Acres

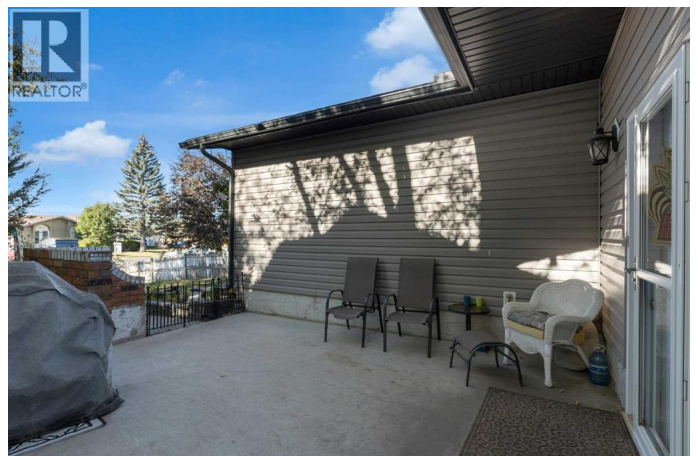
Rundle, Calgary, Alberta

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€” donâ€™t wait! Call now to book your private showing and get ready to start packing! Appliances, bathroom, windows, siding and roof upgraded (id:6289)

Built in 1977

## Essential Information

Listing #	A2259348
Price	\$429,900
Bedrooms	4
Bathrooms	1.00
Square Footage	920
Acres	0.13



Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	31 Rundlelawn Court Ne
Subdivision	Rundle
City	Calgary
Province	Alberta
Postal Code	T1Y3H3

### Amenities

Amenities	Schools, Shopping
Features	Cul-de-sac, Back lane
Parking Spaces	2
Parking	Parking Pad

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Estate Professionals Inc.
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