

# \$475,000 - 31 Rundlelawn Court Ne, Calgary

MLS® #A2259348

**\$475,000**

4 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.13 Acres

Rundle, Calgary, Alberta

\*\*\*OPEN HOUSE SAT. SEPT 27th 2-3pm\*\*\*

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

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259348  |
| Price          | \$475,000 |
| 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, Cul-De-Sac, Front Yard |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-CG                 |

### Listing Details

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