

140 Rundlecairn Road NE
Calgary, Alberta

MLS # A2218947



\$549,900

Division:	Rundle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

IDEAL LOCATION & RARE RUNDLE HOME & METICULOUSLY MAINTAINED & opportunities like this don't come up often. Welcome to 140 Rundlecairn Road NE, a charming two-storey home located in a desirable neighborhood, featuring numerous thoughtful upgrades. This is an excellent choice for comfortable family living and long-term investment potential, ideally situated close to schools, parks, playgrounds, shopping amenities, and street lighting for enhanced safety. Who doesn't want green space right behind them? This beautiful home offers 4 spacious bedrooms, 2.5 bathrooms, a fully finished basement, main-level laundry (not in the basement), and a massive detached oversized double garage built (24 x 24 RECENTLY added with accessible storage in the attic), plus an additional parking pad accommodate more vehicles. It is also in the works for the alleyway to be paved. The bright and welcoming layout is complemented by UPDATED windows, offering enhanced energy efficiency and abundant natural lighting throughout. Enjoy worry-free living with a brand-new water heater in 2024, and a water softener from 2009. The house roof was re-shingled in 2012, adding longevity and value. Interior flooring features carpet, laminate, and tile for comfort. The exterior boasts attractive brick, stucco, vinyl siding, and wood frame construction. Relax and entertain outdoors on your deck, (deck boards replaced in 2018), overlooking the beautifully landscaped and fenced yard. Don't miss your chance to own this prime Rundle home. Easy to get on 16th avenue and making it a breeze to get to downtown or even out east to Stoney trail. Basically walking distance to the village square leisure center (Swimming, library, sports, gym and more), Lester B Pearson high school and lots of shops around. Book a showing with your favorite Realtor today

and experience firsthand all that this fantastic property has to offer!