

# \$634,999 - 24 Rundleson Way Ne, Calgary

MLS® #A2267972

**\$634,999**

4 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.11 Acres

Rundle, Calgary, Alberta

Welcome to a nicely renovated bungalow with a BASEMENT SUITE(illegal) in Rundle!!! There are AT LEAST 10 REASONS why you should BUY IT:

- 1) Location, Location, Location! “ Your future home is situated on a quiet street with no traffic, SIDING ONTO A GREEN SPACE and steps away from a number of great schools in the area!
- 2) Plenty of parking and a mechanic's dream garage “ This property is perfect for someone who needs lots of space to work on their hobbies “ the mechanic's DREAM GARAGE (26x24), the extra parking space in the yard (for your RVs or any extra cars), plus the extra parking space alongside the house on the paved back lane.
- 3) BRAND NEW ASPHALT SHINGLES on the roof (house and garage).
- 4) 2 fireplaces “ the gas one is upstairs, the wood-burning one downstairs.
- 5) Brand NEW LVP flooring throughout the whole house.
- 6) Brand NEW KITCHEN UPSTAIRS with BRAND NEW S/S appliances.
- 7) BRAND NEW 4PC bathroom upstairs.
- 8) \*\*\*BASEMENT SUITE(illegal) with its own separate entrance\*\*\*

It offers its own very private space, which comes with a BRAND NEW KITCHEN with brand new S/S appliances, a good-sized den and a bedroom (note: the window is not egress here), and another 4PC fully renovated bathroom. DO YOU SEE THE POTENTIAL



HERE?

9) FRESHLY PAINTED THROUGHOUT.

10) Brand new interior doors, baseboards, and casings throughout the whole house.

You've got to come check it out, as this is the BEST DEAL in the whole RUNDLE (and probably the whole NE now!).

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267972    |
| Price          | \$634,999   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,081       |
| Acres          | 0.11        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 Rundleson Way Ne |
| Subdivision | Rundle              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 3N6             |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                            |
| Cooling         | None                                                               |
| Fireplace       | Yes                                                                |
| # of Fireplaces | 1                                                                  |
| Fireplaces      | Electric, Living Room, Mantle                                      |
| Has Basement    | Yes                                                                |
| Basement        | Full                                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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