

# \$599,888 - 412 Rundlehill Way Ne, Calgary

MLS® #A2193040

**\$599,888**

5 Bedroom, 2.00 Bathroom, 1,078 sqft  
Residential on 0.12 Acres

Rundle, Calgary, Alberta

Located in the highly desirable community of Rundle, NE Calgary, this beautifully maintained 1,077 sq. ft. bungalow offers a well-balanced layout with spacious and functional living areas on both levels, making it an ideal opportunity for families and investors alike. The main floor features a bright and inviting living room, a well-sized dining area, and a modernized kitchen with practical cabinetry and appliances. The primary bedroom, along with two additional bedrooms, provides ample space for family living, while a 4-piece bathroom adds both style and convenience. The (illegal) basement suite, with its separate entrance, enhances the home's rental potential, offering two additional bedrooms, a spacious rec room, a modern kitchen, and a 4-piece bathroom. A dedicated laundry area and utility space ensure added functionality. The home has been well maintained over the years with necessary upgrades and more importantly a newer roof (2020). A double detached garage offers ample parking and storage. Conveniently situated within walking distance to schools, parks, and public transit, and just minutes from Rundle LRT Station, Sunridge Mall, Peter Lougheed Hospital, and major roadways, this home combines comfort, convenience, and investment potential. Whether you're looking to live upstairs and rent the basement or accommodate extended family, this is a rare find in a prime location. Schedule your private viewing today!



Built in 1976

## Essential Information

MLS® #	A2193040
Price	\$599,888
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	412 Rundlehill Way Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2P7

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Living Room, Wood Burning
Has Basement	Yes

Basement Exterior Entry, Full, Suite

## Exterior

Exterior Features Garden, Playground, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Standard Shaped Lot

Roof Asphalt Shingle

Construction Brick, Stone, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed February 11th, 2025

Days on Market 53

Zoning R-C1

## Listing Details

Listing Office eXp Realty

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