

144 Rundleson Place NE
Calgary, Alberta

MLS # A2285450



\$419,900

Division:	Rundle		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	904 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

Welcome to this beautifully maintained semi-detached home in the highly convenient and family-friendly community of Rundle, Calgary. This property features 3 spacious bedrooms, a full bathroom, a bright dining area, a large living room, and a renovated kitchen with a thoughtful layout on the main level. The illegal basement suite offers excellent rental potential with 2 bedrooms, a full 4-piece bathroom, a living room, a study room, and a very large kitchen. Thanks to its prime location, the basement is easy to rent out. Enjoy being just a 10-minute walk to Rundle LRT Station and Peter Lougheed Hospital, with grocery stores, pharmacies, medical clinics, schools, and Sunridge Mall all nearby. This is an ideal home for families or investors alike—book your private showing today.