

**31 Rundlelawn Court NE**  
**Calgary, Alberta**

**MLS # A2259348**



**\$429,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Price Improvement! Reduced 45k Oct 12! 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 &mdash; just minutes from all school levels, Sunridge Mall, Peter Lougheed Hospital, grocery stores, the C-Train, and with easy access to Highway 1 &mdash; 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 &mdash; ideal for extra income or multigenerational living. This one checks ALL the boxes &mdash; don't wait! Call now to book your private showing and get ready to start packing! Appliances, bathroom, windows, siding and roof upgraded