

\$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	Double Garage Detached, Alley Access, Oversized
# of Garages	2

Interior

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

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features Garden, Private Yard, Playground
Lot Description Back Yard, Back Lane, Front Yard, Lawn, Standard Shaped Lot
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed February 11th, 2025
Days on Market 66
Zoning R-C1

Listing Details

Listing Office eXp Realty

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