



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 RUNDLECAIRN Road, Calgary T1Y 2T8**

MLS® #: **A2131400**

Area: **Rundle**

Listing Date: **05/13/24**

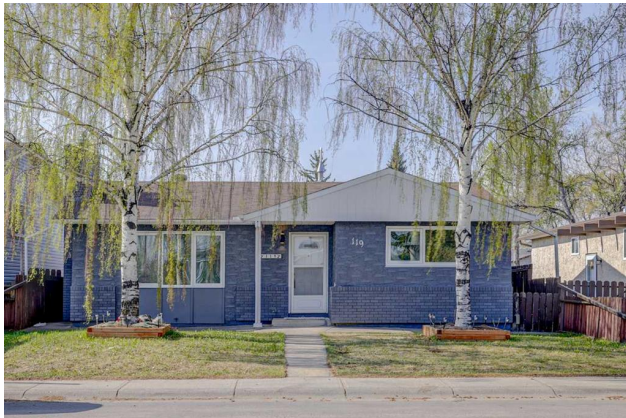
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 21-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,081**

Low Sqft:

Ttl Sqft: **1,081**

Lot Information

Lot Sz Ar: **4,402 sqft**

Lot Shape:

DOM

**46**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`3" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 10`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`2" x 4`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 12`6"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C1**

Legal Desc:

7511020

Remarks

Pub Rmks:

**| 4 BEDS | 2 BATHS | TANKLESS HWT | SEPARATE ENTRANCE | OVERSIZED DOUBLE DETACH GARAGE | Welcome home to this newly renovated bungalow in the community of Rundle! This home offers 4 bedrooms and 2 bathrooms, with one bathroom on each level for convenience. As you enter, you'll notice the natural light that fills the open space. The modern aesthetic is complemented by vinyl plank flooring throughout the home. The main floor offers 3 bedrooms and a 4-piece bathroom. The basement adds an additional bedroom and bathroom. It also features a wet bar with under cabinet lighting and a stunning wood chevron design with resin countertop. The open space makes it easy for entertaining or enjoying a quiet evening. For energy efficiency, the home is equipped with a tankless hot water tank. There is also a separate entrance for added convenience. Outside you will find an oversized double detached garage, providing ample parking and storage space. Located near plenty of amenities, shopping (Sunridge and Marlborough), 52 Street, a playground and park, and more. Quick easy access to Stoney Trail which makes commuting a breeze! Schedule a showing with your favourite agent today!**

Inclusions:

N/A

Property Listed By:

eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







