

**16 RUNDLEWOOD Bay, Calgary T1Y 1B3**

MLS® #: **A2140279** Area: **Rundle** Listing Date: **08/27/24** List Price: **\$675,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1973**  
Lot Information  
 Lot Sz Ar: **5,392 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,153**  
 Low Sqft:  
 Ttl Sqft: **1,153**

DOM

**22**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Pie Shaped Lot**  
 Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
 Int Feat: **Breakfast Bar,Granite Counters,Recessed Lighting,See Remarks,Separate Entrance,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	7`0" x 6`4"	Eat in Kitchen	Main	12`4" x 15`10"
Dining Room	Main	9`4" x 8`10"	Living Room	Main	19`4" x 11`1"
Entrance	Main	6`7" x 4`11"	Bedroom	Main	13`4" x 9`0"
Bedroom	Main	8`8" x 9`11"	Bedroom - Primary	Main	13`4" x 10`7"
2pc Ensuite bath	Main	4`11" x 4`4"	4pc Bathroom	Main	8`0" x 4`11"
Furnace/Utility Room	Basement	8`2" x 6`8"	Laundry	Basement	6`6" x 7`4"
Storage	Basement	5`2" x 4`5"	2pc Bathroom	Basement	6`5" x 5`9"

<b>Storage</b>	<b>Basement</b>	<b>6`0" x 11`8"</b>	<b>Office</b>	<b>Basement</b>	<b>8`11" x 10`9"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>15`1" x 11`10"</b>	<b>Family Room</b>	<b>Basement</b>	<b>13`0" x 12`6"</b>
<b>Other</b>	<b>Basement</b>	<b>3`7" x 2`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`10" x 6`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 9`9"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
 Legal Desc: **731204**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded detached home in the desirable community of Rundle. This spacious property offers a blend of modern conveniences and classic comfort, making it perfect for families and investors alike. On the Main Floor you can enjoy the open and airy feel , featuring upgraded flooring throughout. The modern kitchen is a culinary dream with sleek cabinetry and ample counter space perfect for creating delicious meals. Relax in the cozy living room by the contemporary fireplace, a stylish focal point for gatherings or quiet evenings. The main floor also includes three generously sized bedrooms, providing ample space for a growing family. The primary bedroom boasts a convenient 2-piece ensuite, while a 4-piece bathroom serves the additional bedrooms. The Basement is ILLEGALLY suited ideal for extended family living or potential rental income. It features a fully functional kitchen, a bedroom, and a 3-piece bathroom. Additional space in the basement includes an office, perfect for working from home, and a bonus 2-piece bathroom featuring a steam shower and sink. Step outside to enjoy a spacious front driveway and a single detached garage, providing plenty of parking and storage options. The backyard is a private oasis, complete with a patio perfect for summer barbecues, relaxing with friends, or enjoying the tranquility of your own space. With the prime location in Rundle, close to schools, parks, shopping, and public transit, ensuring all amenities are within easy reach. A great investment opportunity with the potential for rental income from the ILLEGAL basement suite. Don't miss your chance to own this versatile and charming home. Schedule a viewing today and experience all this property has to offer!**

Inclusions: **Refrigerator in basement, Stove in Basement**  
 Property Listed By: **Century 21 Bravo Realty**

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