



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**940 RUNDLECAIRN Way, Calgary T1Y 2X2**

MLS® #: **A2151410**

Area: **Rundle**

Listing Date: **07/20/24**

List Price: **\$639,800**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,391 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,075**  
Low Sqft:  
Ttl Sqft: **1,075**

DOM

**58**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Garden,Landscaped,Private**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`2" x 13`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 9`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`3" x 3`5"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`6" x 4`11"</b>
<b>Dining Room</b>	<b>Lower</b>	<b>12`8" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`8" x 4`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>12`8" x 9`6"</b>
<b>Game Room</b>	<b>Lower</b>	<b>30`0" x 14`11"</b>
<b>Storage</b>	<b>Lower</b>	<b>13`0" x 8`7"</b>

Furnace/Utility Room

Lower

13`0" x 9`7"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7511020**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**Open house Saturday Sept 14, 2024 from 2-4:00 pm. Great location for this beautiful and meticulously maintained home. Waiting for a new family to enjoy the many upgrades. Main floor features upgraded vinyl windows, hardwood floor, large custom- built kitchen with quartz countertops and kitchen island, bright living room and dining room, lovely fireplace to keep you warm during cold winters, master bedroom with 2 pc bath, 2 more bedrooms and beautifully updated main 4 pc bath. Lower level has recently been renovated, fully developed and offers second kitchen, dining area, huge recreation room, tons of storage and laundry/utility room. This home also includes 2 fridges, 2 stoves, freezer, washer, dryer, window coverings and garage door opener. Gorgeous and large south facing, fully fenced yard has many perennial plants and flowers with stamped concrete patio and double detached garage. You will want to stay!!!**

Inclusions:

**Living room furniture, dining room furniture, TV with stand in living room**

Property Listed By:

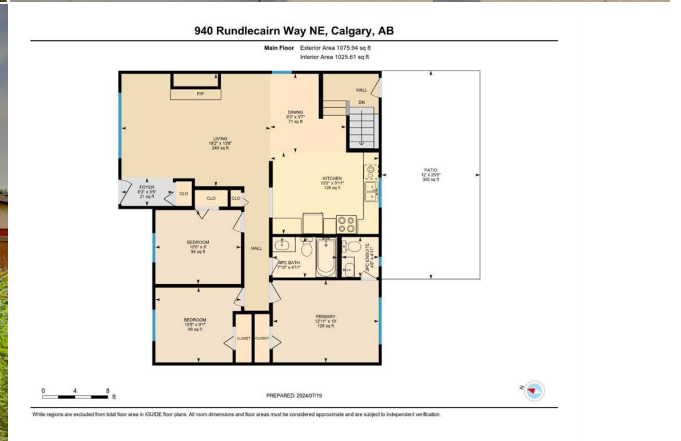
**RE/MAX Real Estate (Central)**

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









940 Rundlecairn Way NE, Calgary, AB

Basement (Below Grade) Exterior Area 1050.36 sq ft  
Interior Area 943.37 sq ft



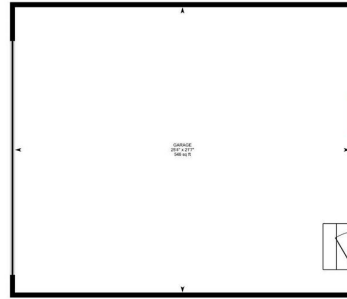
PREPARED: 2024/07/19



White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Detached Garage Exterior Area 581.43 sq ft



PREPARED: 2024/07/19



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