



THE
A-TEAM

**RE/MAX
FIRST**

131 RUNDLEHORN Crescent, Calgary T1Y 1C4

MLS®#: **A2179577**

Area: **Rundle**

Listing Date: **11/28/24**

List Price: **\$550,000**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 12-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,024**
Low Sqft:
Ttl Sqft: **1,024**

DOM

23
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,Lawn,Low Maintenance Landscape,Landscaped,Yard Lights,Treed**
Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle,Fiberglass**
Heating: **Mid Efficiency,Natural Gas**
Sewer:
Ext Feat: **Barbecue,BBQ gas line,Fire Pit,Garden,Lighting,Private Yard,Storage**

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

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`6" x 11`6"
Living Room	Basement	29`11" x 15`7"
Bedroom - Primary	Main	11`5" x 10`8"
Bedroom	Main	9`6" x 8`8"
4pc Bathroom	Main	11`4" x 5`1"

Room	Level	Dimensions
Living Room	Main	16`2" x 15`10"
Laundry	Basement	10`0" x 9`0"
Bedroom	Main	10`5" x 9`6"
Bedroom	Basement	13`10" x 9`9"
3pc Bathroom	Basement	7`6" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731204

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to Your Perfect Family Home in Rundle! This 4-bedroom, 2-bathroom bungalow offers a modern lifestyle with a finished basement featuring a side entrance perfect for a suited basement and a wood-burning fireplace, a heated, oversized double garage with a workstation and 220-volt hookup, and a beautifully landscaped yard complete with a south facing backyard, firepit and shed. Recent upgrades include all-new vinyl plank flooring, a fully renovated kitchen (2 years ago), newer windows, Trim/Baseboards, drywall, and insulation, plus exterior updates like siding, soffits, gutters done 2 years ago, and 10-year-old fibreglass roof. Stay comfortable year-round with a newer AC unit and hot water tank (8 years old). The pride of home ownership shows in this property. Everything has been taken care of so you don't have to worry about a thing, but pack your bags and move in. Located in a family-friendly community near schools, parks, shopping, and transit, this move-in-ready home has it all. Contact your favourite realtor today for your private showing!

Inclusions:
Property Listed By:

**Deep Freezer, Shed
RE/MAX First**

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







