



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**475 RUNDLELAWN Way, Calgary T1Y 3J4**

MLS® #: **A2182247**

Area: **Rundle**

Listing Date: **12/05/24**

List Price: **\$645,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar: **4,994 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,297**  
Low Sqft:  
Ttl Sqft: **1,297**

DOM

**16**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Landscaped,Street Lighting,Private,Rectangular Lot**

Park Feat:

**Garage Door Opener,Insulated,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Built-in Features,Jetted Tub,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	3`5" x 6`5"	4pc Bathroom	Main	6`11" x 4`11"
Bedroom	Main	10`2" x 8`7"	Bedroom	Main	9`9" x 12`0"
Dining Room	Main	12`8" x 13`0"	Foyer	Main	4`5" x 8`11"
Kitchen	Main	10`0" x 11`10"	Laundry	Main	5`8" x 5`3"
Living Room	Main	13`2" x 17`0"	Bedroom - Primary	Main	13`2" x 12`10"
Bedroom	Basement	8`10" x 12`9"	3pc Bathroom	Basement	7`2" x 7`6"
Bedroom	Basement	14`0" x 10`7"	Family Room	Basement	11`9" x 16`11"

Game Room

Basement

24`5" x 14`5"

Workshop  
Legal/Tax/Financial

Basement

12`7" x 12`7"

Title:  
**Fee Simple**  
Legal Desc:

7611338

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**A MUST TO SEE!** Homes like this rarely come to the market and this has been a beautifully maintained home by its original owners. This charming and spacious bungalow features almost 1300 sq ft above grade, with a total of 5 bedrooms (2 with windows less than legal egress in the basement), 2.5 bathrooms, 2 fireplaces, and a main floor laundry room. Gorgeous hardwood floors throughout the main level include the kitchen, living room, dining, hall and bedrooms, while there are tile floors in the bathrooms and spacious foyer. Note upgraded counter tops, toilets and lighting in the bathrooms, along with subway tile with glass tile accents in the main bathroom. The kitchen features upgraded stainless steel appliances, a built-in coffee station, and a pantry. This cheerful bright room has a window over the sink and another overlooking the backyard. Note the large living and dining room with a fireplace and mantle in the living room. Your plants will love this bright sunny space as much as you will enjoy gatherings and entertaining with friends and family. There are three ample size bedrooms on the main floor and a convenient 2pc bathroom off the primary bedroom. LED lighting is throughout the house and all the main floor have triple glazed windows throughout (except the living room). There is a separate entrance to the basement next to the main floor laundry with built in overhead cabinetry and a small closet. The fully finished basement features a large recreation room with a stone faced fireplace, and a great exercise space or room for a games table. All just perfect for relaxation and entertaining. The two additional bedrooms, currently with non-conforming windows, offer versatile spaces for various needs, and there is also an adjacent 3pc bathroom with an oval jetted tub and tile floors. A huge workshop c/w under stairs storage has built-in cabinets, tons of counter space, a bar fridge, freezer, and portable microwave. Upgraded electric panel in 2017. The roof was replaced in 2010, triple glaze windows in July, 2024, and upgraded fencing around the property. The front and backyards are beautifully landscaped with stone patios, trees, shrubs, perennial flowerbeds, a pond, and have lots of privacy. The paving stone patio in the front courtyard is surrounded in trees, showcasing artistic fencing and is the perfect space for barbecues and entertaining. The oversized single detached garage has many built-in cabinets included and a garden shed along the side with access from front and back. Ideally located across from a park, this home is within walking distance to schools and playgrounds, Sunridge Mall, bus, LRT, Peter Lougheed Hospital and a host of other amenities!

Inclusions:  
Property Listed By:

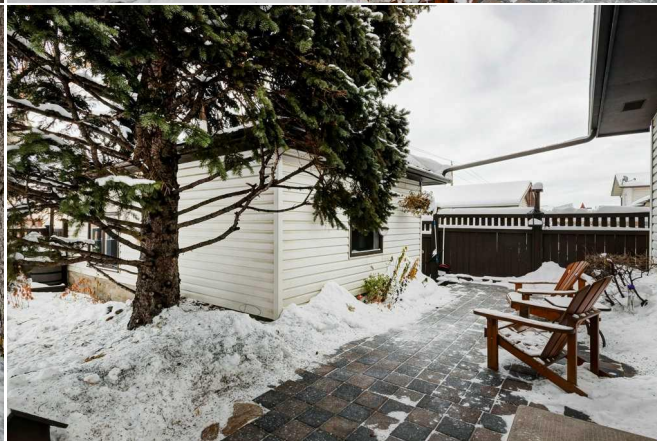
**Shed, rough-in vacuum  
MaxWell Capital Realty**

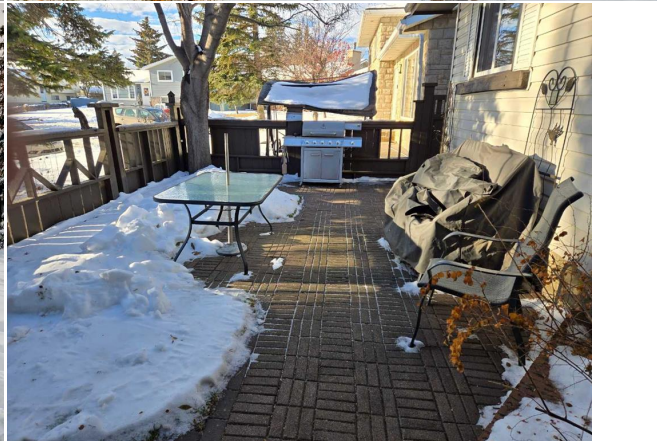
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











475 Rundelawn Way NE, Calgary, AB

Main Floor Exterior Area 1237.23 sq ft Interior Area 1234.89 sq ft



PREPARED: 2024/12/03



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

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Basement (Below Grade) Exterior Area 1200.98 sq ft Interior Area 1119.46 sq ft



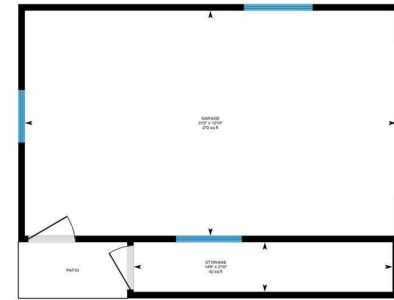
PREPARED: 2024/12/03



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Detached Garage Exterior Area 348.31 sq ft



PREPARED: 2024/12/03



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