



326 RUNDLESON Place, Calgary T1Y 4A3

MLS®#: **A2188025** Area: **Rundle** Listing **01/20/25** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1978** Abv Sqft: **1,092**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,402 sqft** Ttl Sqft: **1,092**
 Lot Shape:

DOM

2
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Irregular Lot,Landscaped**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Brick,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Private Yard** **Laminate,Parquet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	9`4" x 9`1"	Laundry	Main	3`1" x 3`7"
Living Room	Main	15`5" x 14`3"	Entrance	Main	4`0" x 9`4"
Dining Room	Main	10`6" x 6`9"	Kitchen	Main	9`4" x 8`7"
Bedroom	Main	8`11" x 8`11"	Bedroom	Main	8`0" x 10`5"
Bedroom - Primary	Main	12`0" x 11`5"	Walk-In Closet	Main	5`1" x 4`5"
4pc Bathroom	Main	8`0" x 5`0"	Furnace/Utility Room	Basement	6`6" x 6`2"
4pc Bathroom	Basement	6`11" x 5`0"	Bedroom	Basement	12`4" x 10`6"

Bedroom
Family Room

Basement
Basement

9`5" x 10`9"
18`7" x 20`10"

Kitchen With Eating Area
Laundry
Legal/Tax/Financial

Basement
Basement

10`8" x 14`6"
5`2" x 4`0"

Title:
Fee Simple
Legal Desc:

7611294

Zoning:
R-CG

Remarks

Pub Rmks: **This beautiful property is located in the desirable community of Rundle with 1,092.6 square feet of living space, it offers a comfortable living environment. The living room is bright and airy with large windows that bring in plenty of natural light. The kitchen has all the appliances, many storage cabinets, a window above the sink and a spacious dining area just outside the kitchen. The main floor boasts three generously sized bedrooms with closets, including a spacious primary bedroom with a walk-in closet. A full bathroom and laundry room complete the main floor. All the windows in the house have been recently replaced within the last two years. The finished basement (illegal suite) provides additional living space, featuring two bedrooms, a full bathroom, a large family room and a separate laundry area. The fenced backyard is perfect for outdoor play and entertaining, making it an ideal space for families and summer gatherings. There is no garage but a parking pad in the backyard. This house is in a great location in Rundle, a community that's perfect for families and professionals. You'll find schools, shopping centers, Peter Lougheed Hospital and Sunridge Mall all nearby, plus easy access to the C-Train station.**

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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







