



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**228 RUNDLEHORN Crescent, Calgary T1Y1C6**

MLS®#: **A2194626**

Area: **Rundle**

Listing Date: **02/14/25**

List Price: **\$590,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,080**

Low Sqft:

Ttl Sqft: **1,080**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters,See Remarks,Separate Entrance,Storage**  
Utilities:

Room Information

| Room                     | Level    | Dimensions     |
|--------------------------|----------|----------------|
| Living Room              | Main     | 15`4" x 11`6"  |
| Kitchen With Eating Area | Main     | 15`5" x 121`0" |
| Bedroom - Primary        | Main     | 12`7" x 12`6"  |
| Bedroom                  | Main     | 8`2" x 9`7"    |
| Bedroom                  | Basement | 10`11" x 10`7" |

| Room             | Level    | Dimensions   |
|------------------|----------|--------------|
| Dining Room      | Main     | 8`10" x 8`3" |
| 4pc Bathroom     | Main     | 4`7" x 7`4"  |
| 2pc Ensuite bath | Main     | 4`11" x 4`0" |
| Bedroom          | Main     | 8`8" x 11`8" |
| 3pc Bathroom     | Basement | 4`7" x 7`4"  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RCG**

**731204**

Remarks

Pub Rmks: **Welcome Home! Discover this incredible opportunity for first-time homebuyers and savvy investors alike! Close to Village Square, Peter Lougheed Hospital, And Sunridge Mall. This charming property offers unbeatable value in a prime location, close to schools, parks, shopping, and major commuter routes. Step inside to find a bright, inviting living space perfect for making lasting memories. The oversized garage is a standout feature—ideal for car enthusiasts, hobbyists, or extra storage. Whether you're starting your homeownership journey or looking to grow your portfolio, this gem checks all the boxes. Don't miss your chance to own a fantastic home in a thriving community. Schedule your showing today!**

Inclusions:  
Property Listed By: **None**  
**eXp Realty**

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



















