

# \$639,500 - 311 Rundlelawn Road Ne, Calgary

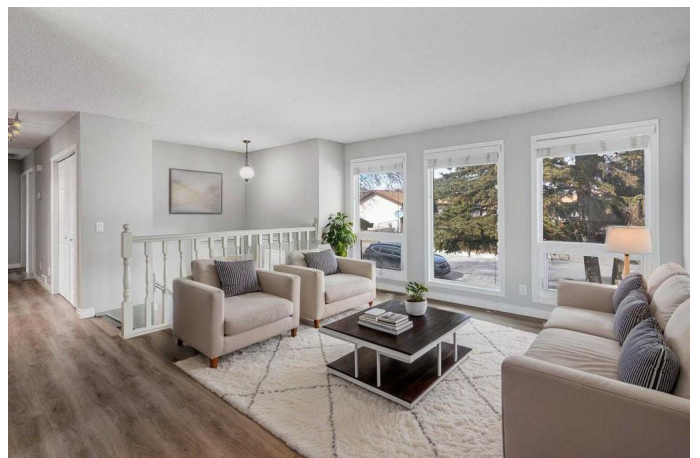
MLS® #A2203894

**\$639,500**

4 Bedroom, 3.00 Bathroom, 1,106 sqft  
Residential on 0.11 Acres

Rundle, Calgary, Alberta

Welcome to this bright and tastefully renovated 4 bedroom, 2.5 bathroom bi-level with south facing yard and double detached garage on a quiet street conveniently located within walking distance of the Rundle LRT, Sunridge Mall, Peter Lougheed Hospital, play-parks and four schools. The main level has a functional layout which includes a spacious living room and dining room that flows into the kitchen. The patio doors off the dining room open onto a three tiered deck. There is a second rear entrance, a man door, opening onto the deck. The primary bedroom with 2-piece ensuite, plus 2 bedrooms and a 4-piece bathroom complete the main floor. Front entrance stairway leads to a fully developed basement with egress windows, a huge family room, a large bedroom with 2 sizeable closets, a 3-piece bathroom, a laundry and furnace room with ample storage space plus additional storage area under the stairs (accessible from the family room and bedroom). The main floor was renovated in 2017 complete with white kitchen cabinets, laminate countertops, backsplash, stainless steel dishwasher and refrigerator and new stainless steel range and microwave hood fan (in 2025), vinyl plank flooring throughout, windows, blinds, interior doors, trim, bathroom counters, toilets, bathtub and lighting. The lower level was updated in 2025 with new carpet, bathroom shower and ceiling tiles, interior doors, lighting and mirrored closet doors in the bedroom. Other updates include roof shingles replaced in



2016, hot water tank replaced in 2022, rebuilt deck 2023, new fence 2024 and furnace inspection (2025). Lovely fully fenced south facing yard and a paved alley. Pride of ownership is very evident in this well kept, renovated home. Must be viewed to be appreciated, do not miss out on this one!

Built in 1977

### **Essential Information**

MLS® #	A2203894
Price	\$639,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	311 Rundlelawn Road Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3P2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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