



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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31 Rundlelawn Court NE
Calgary, Alberta

MLS # A2259348



\$475,000

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	n/a		

OPEN HOUSE SAT. SEPT 27th 2-3pm ATTENTION FIRST-TIME HOME BUYERS & SAVVY INVESTORS! Your opportunity is HERE! Welcome to this fantastic 4-bedroom, reno bathroom gem tucked away on a quiet cul-de-sac and generous pie-shaped lot in the heart of Rundle! This home is perfectly positioned – just minutes from all school levels, Sunridge Mall, Peter Lougheed Hospital, grocery stores, the C-Train, and with easy access to Highway 1 – making commuting and daily errands a breeze! Outside, the yard is fully landscaped with gorgeous flower beds, a poured concrete patio and sidewalk, plus a double parking pad at the back. Bonus: This property is easily suited – ideal for extra income or multigenerational living. This one checks ALL the boxes – don’t wait! Call now to book your private showing and get ready to start packing! Appliances, bathroom, windows, siding and roof upgraded