



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

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13 Rundlelawn Court NE  
Calgary, Alberta

MLS # A2266672



**\$380,000**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                                        |               |                   |
| <b>Type:</b>     | Residential/Duplex                            |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow               |               |                   |
| <b>Size:</b>     | 880 sq.ft.                                    | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3                                             | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Off Street, Unpaved             |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Level |               |                   |

|                    |                                                             |                   |      |
|--------------------|-------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate, Linoleum                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Storage |                   |      |

**Inclusions:** shed

**\*NEW PRICE** - Welcome to this well-cared-for and move-in-ready Bungalow in the heart of Rundle, just steps away from Rundlelawn Park, the LRT, schools, shopping, the library, the leisure centre, and the Peter Lougheed Hospital. This charming property offers 3 good-sized bedrooms, a spacious living room, dining area, and a full bath. The undeveloped basement is a blank canvas ready for your creative design. The huge yard provides plenty of outdoor space with room to build a double garage. With numerous updates, including fresh paint already done, this home is perfect for first-time buyers looking to get into the market or savvy investors seeking a rental in a prime location. Properties like this don't last long—book your showing today or view the 3D tour and seize this rare opportunity!