

# \$549,900 - 140 Rundlecairn Road Ne, Calgary

MLS® #A2218947

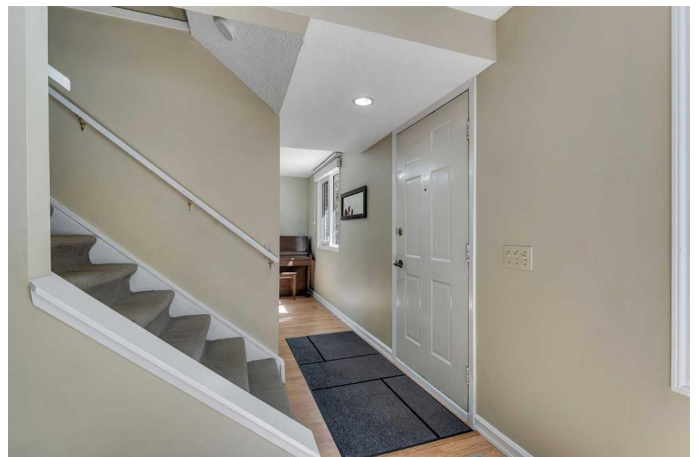
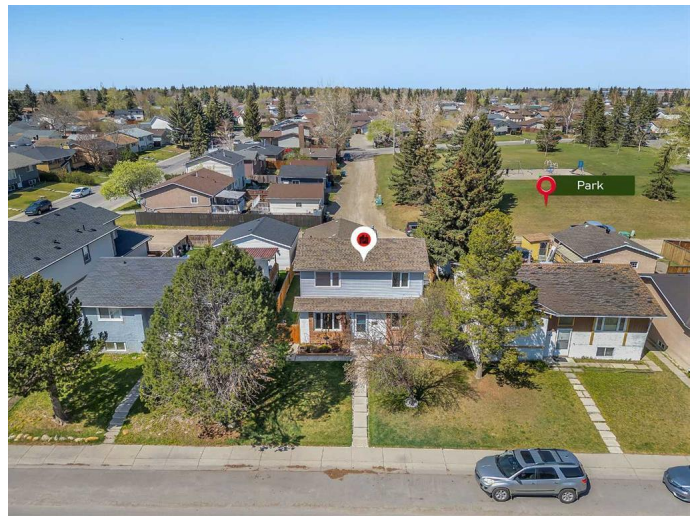
**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.10 Acres

Rundle, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY 1 - 3 PM, May 11th \*\*\* IDEAL LOCATION â€“ RARE RUNDLE HOME â€“ METICULOUSLY MAINTAINED â€“ opportunities like this don't come up often. Welcome to 140 Rundlecairn Road NE, a charming two-storey home located in a desirable neighborhood, featuring numerous thoughtful upgrades. This is an excellent choice for comfortable family living and long-term investment potential, ideally situated close to schools, parks, playgrounds, shopping amenities, and street lighting for enhanced safety. Who doesn't want green space right behind them? This beautiful home offers 4 spacious bedrooms, 2.5 bathrooms, a fully finished basement, main-level laundry (not in the basement), and a massive detached oversized double garage built (24 x 24 RECENTLY added with accessible storage in the attic), plus an additional parking pad accommodate more vehicles. It is also in the works for the alleyway to be paved. The bright and welcoming layout is complemented by UPDATED windows, offering enhanced energy efficiency and abundant natural lighting throughout. Enjoy worry-free living with a brand-new water heater in 2024, and a water softener from 2009. The house roof was re-shingled in 2012, adding longevity and value. Interior flooring features carpet, laminate, and tile for comfort. The exterior boasts attractive brick, stucco, vinyl siding, and wood frame construction. Relax and entertain outdoors on your deck, (deck boards replaced



in 2018), overlooking the beautifully landscaped and fenced yard. Donâ€™t miss your chance to own this prime Rundle home. Easy to get on 16th avenue and making it a breeze to get to downtown or even out east to Stoney trail. Basically walking distance to the village square leisure center (Swimming, library, sports, gym and more), Lester B Pearson high school and lots of shops around. Book a showing with your favorite Realtor today and experience firsthand all that this fantastic property has to offer!

Built in 1976

**Essential Information**

MLS® #	A2218947
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	140 Rundlecairn Road Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2X5

**Amenities**

Parking Spaces	4
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Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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