

## 896 Rundlecairn Way NE Calgary, Alberta

**MLS # A2337068**



# \$564,900

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | Bungalow                                                      |               |                   |
| <b>Size:</b>     | 1,067 sq.ft.                                                  | <b>Age:</b>   | 1975 (51 yrs old) |
| <b>Beds:</b>     | 5                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Oversized                             |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot |               |                   |

|                    |                                                                                       |                   |      |
|--------------------|---------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage |                   |      |

**Inclusions:** Second dishwasher, stove, microwave hood fan and refrigerator in the basemet suite

RENOVATED DETACHED UNDER \$600,000 | ILLEGAL 2 BEDROOM BASEMENT SUITE | OVERSIZED DOUBLE DETACHED GARAGE | 5 BEDROOMS TOTAL | SEPARATE ENTRY | 2 FENCED OUTDOOR SPACES | Investment potential meets everyday flexibility in this renovated Rundle bungalow, where both the main floor and illegal basement suite are currently tenant occupied with tenants open to either staying or vacating. Extensive renovations completed in 2020 refreshed the entire home, including the windows, roof shingles, vinyl siding and interior, adding lasting value well beyond the cosmetic updates. Laminate flooring and a neutral colour palette set an inviting tone throughout the main level, while oversized windows bring abundant natural light into the comfortable living room. Gather for meals in the adjoining dining area, which maintains clear sightlines into the renovated kitchen finished with quartz countertops, an updated backsplash and ample cabinetry. Three bedrooms accommodate family life, guests or a home office, complemented by an updated 4-piece bathroom. Downstairs, a separate entry leads into the illegal 2 bedroom suite, where wide-plank laminate flooring carries through an open layout designed around a generous living area, central dining space and updated kitchen. Two spacious bedrooms and a 4-piece bathroom round out the lower level for a practical secondary living arrangement. Outside, separate fenced areas give each level its own place to unwind, with a large front patio serving the main floor and a backyard patio with built-in fire pit extending the basement living space outdoors. Parking and storage are well handled by the oversized double detached garage. Daily errands and recreation stay close to home in this extremely walkable location near schools, parks, amenities and Village Square Leisure

Centre, approximately a 15-minute walk away, while nearby routes connect easily with 52 Street NE and the Trans-Canada Highway.