

12 Rundleson Way NE
Calgary, Alberta

MLS # A2342053



\$579,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Recently renovated from top to bottom, this move-in-ready bungalow is ideally located in the highly desirable community of Rundle. Featuring modern finishes throughout, the home offers 5 bedrooms, 3 bathrooms, and a functional open-concept layout ideal for families, investors, or multi-generational living. The bright and inviting main floor features upgraded flooring, recessed lighting, and a spacious living room highlighted by a striking stone feature wall with fireplace and large windows providing plenty of natural light. The open-concept design flows into the dining area and upgraded kitchen featuring modern two-tone cabinetry, upgraded countertops, and a large island with seating. The main level offers 3 generously sized bedrooms, including a spacious primary bedroom complete with a private 2-piece ensuite, along with a fully renovated 4-piece main bathroom featuring contemporary finishes. The fully finished basement offers incredible flexibility with a self-contained 2-bedroom, featuring its own separate entrance, large egress-type windows, modern kitchen, spacious living area, separate laundry facilities, and plenty of natural light — ideal as a mortgage helper or for extended family accommodations. Additional upgrades include newer windows, updated flooring, modern lighting fixtures, fresh paint, upgraded kitchens and bathrooms, and an oversized double detached garage built only a few years ago, providing ample parking, workspace, and storage. Situated on a peaceful street in a welcoming, family-friendly neighborhood, this move-in-ready home makes everyday living feel effortless. Enjoy the convenience of walking to nearby schools, parks, playgrounds, shops, restaurants, and public transit, including the CTrain, while major roadways are just minutes away.