

\$575,000 - 176 Rundlefield Crescent Ne, Calgary

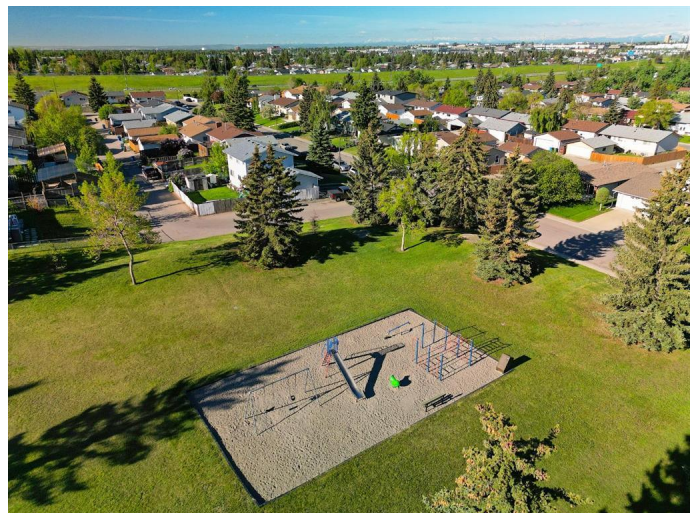
MLS® #A2138757

\$575,000

3 Bedroom, 2.00 Bathroom, 1,278 sqft
Residential on 0.13 Acres

Rundle, Calgary, Alberta

If you're seeking a charming home in the heart of Rundle, this bungalow is a must-see! Located on a peaceful street, this 3-bedroom, 2-bathroom residence retains its original charm, offering a unique opportunity for those who appreciate classic design and potential with great curb appeal. As you step inside, you're greeted by a spacious living room bathed in natural light, with a bay window and a large living room. Adjacent to the living room is a dining area that leads into the kitchen with plenty of potential. The kitchen offers a functional layout with ample counter space and cabinetry, a pantry, and an island. The main level includes a generously sized primary bedroom with a 2-pc ensuite bathroom which are rare in this area, offering privacy. Two additional bedrooms provide ample space for family members, guests, or a home office. A second full bathroom serves these bedrooms and features a convenient walk-in tub for ease of access and mobility. Downstairs, the basement is fully developed with a large open recreation area, vintage bar, and large laundry & utility area with plenty of storage capacity. There is a rough-in for another bathroom and a potential bedroom. Other features include a high-efficiency furnace and a new hot water tank. Step outside to discover a large west facing backyard, ideal for summer barbecues or creating your own garden oasis. The detached garage, covered sun room, and covered shed area offer plenty of parking and storage options. With its classic bungalow



layout and well-preserved features, this home is a blank slate ready for your personal touch. Conveniently located close to parks, schools, shopping, and public transportation, this Rundle bungalow offers both tranquillity and accessibility. Whether you're a first-time homebuyer looking to make your mark or an investor seeking a property with potential, this home offers a unique opportunity to create your dream space. Check out the virtual tour in the links!

Built in 1976

Essential Information

MLS® #	A2138757
Price	\$575,000
Sold Price	\$591,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,278
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	176 Rundlefield Crescent Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2V5

Amenities

Parking Spaces	1
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Parking	RV Access/Parking, Single Garage Detached
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Interior

Interior Features	Bar, Ceiling Fan(s), Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 14th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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