

\$579,000 - 203 Rundleside Crescent Ne, Calgary

MLS® #A2139165

\$579,000

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.12 Acres

Rundle, Calgary, Alberta

Welcome to 203 Rundleside Crescent NE, located on a quiet street, a charming and spacious family home situated in the heart of the vibrant Rundle community. This delightful property seamlessly combines comfort and convenience, making it the ideal choice for families.

Upon entering, you are greeted by a generous living room filled with natural light, perfect for relaxation and entertainment. The kitchen is equipped with newer stainless steel appliances, ample counter space, and plenty of storage. This home features two generously-sized bedrooms, two bathrooms, and an additional room in the basement that offers versatile space for various needs.

The fully finished basement, rebuilt in 2015, features a theatre area complete with built-in speakers, surround sound, and LED lighting, perfect for movie nights and entertaining guests. Additionally, there is a conveniently combined storage and laundry room with a washer, dryer, and sink. The basement also offers extra space for a rec room, playroom, or an office. Upgrades include a newer furnace, humidifier, and hot water tank, ensuring comfort and efficiency.

Outside, you'll find a large backyard, ideal for outdoor activities, gardening, and enjoying the summer months. The property sits on a great-sized corner lot and features a large



heated double car garage. Parking is convenient with the detached garage and additional driveway space. The roof of both the home and garage was recently replaced in 2022.

Located in a quiet, family-friendly neighborhood, this home is close to schools, parks, shopping centers, and public transportation. Easy access to major roads ensures a quick commute to downtown Calgary and other parts of the city.

Don't miss this fantastic opportunity to make this your new home. Schedule a viewing today!

Built in 1974

Essential Information

MLS® #	A2139165
Price	\$579,000
Sold Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,017
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	203 Rundleside Crescent Ne
Subdivision	Rundle
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T1Y 1G7

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated

Interior

Interior Features	Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 19th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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