

\$650,000 - 16 Rundlewood Bay Ne, Calgary

MLS® #A2140279

\$650,000

4 Bedroom, 4.00 Bathroom, 1,153 sqft
Residential on 0.12 Acres

Rundle, Calgary, Alberta

Welcome to this beautifully upgraded detached home in the desirable community of Rundle. This spacious property offers a blend of modern conveniences and classic comfort, making it perfect for families and investors alike. On the Main Floor you can enjoy the open and airy feel, featuring upgraded flooring throughout. The modern kitchen is a culinary dream with sleek cabinetry and ample counter space perfect for creating delicious meals. Relax in the cozy living room by the contemporary fireplace, a stylish focal point for gatherings or quiet evenings. The main floor also includes three generously sized bedrooms, providing ample space for a growing family. The primary bedroom boasts a convenient 2-piece ensuite, while a 4-piece bathroom serves the additional bedrooms. The Basement is ILLEGALLY suited ideal for extended family living or potential rental income. It features a fully functional kitchen, a bedroom, and a 3-piece bathroom. Additional space in the basement includes an office, perfect for working from home, and a bonus 2-piece bathroom featuring a steam shower and sink. Step outside to enjoy a spacious front driveway and a single detached garage, providing plenty of parking and storage options. The backyard is a private oasis, complete with a patio perfect for summer barbecues, relaxing with friends, or enjoying the tranquility of your own space. With the prime location in Rundle, close to schools, parks, shopping, and public transit,



ensuring all amenities are within easy reach.
A great investment opportunity with the potential for rental income from the ILLEGAL basement suite.

Donâ€™t miss your chance to own this versatile and charming home. Schedule a viewing today and experience all this property has to offer!

Built in 1973

Essential Information

MLS® #	A2140279
Price	\$650,000
Sold Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,153
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	16 Rundlewood Bay Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1B3

Amenities

Parking Spaces	3
Parking	Oversized, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, Vinyl Windows, See Remarks, Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	November 6th, 2024
Days on Market	71
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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