

# \$350,000 - 24 Rundlelawn Green Ne, Calgary

MLS® #A2211970

## \$350,000

2 Bedroom, 1.00 Bathroom, 1,109 sqft

Residential on 0.09 Acres

Rundle, Calgary, Alberta

BEAUTIFULLY UPDATED BUNGALOW in a quiet PET-FRIENDLY (upon board approval) 55+ ADULT COMPLEX (adults over 18+ can be permitted upon board approval). Park your vehicle safely out of the elements in the INSULATED SINGLE ATTACHED GARAGE with tall ceilings with extra parking on the DRIVEWAY. Inside this beautiful, move-in ready home are numerous outstanding UPGRADES INCLUDING A FULLY RENOVATED MAIN FLOOR WITH PAINT, TRIM, BASEBOARDS, INTERIOR DOORS, A NEW KITCHEN, UPDATED BATHROOM, LIGHT FIXTURES, FLOORING, BLINDS AND CABINETS. THE ROOF SHINGLES WERE REPLACED IN 2021, A NEW DECK WAS ADDED IN 2023 AND THE WINDOWS INCLUDING THE PATIO DOOR WERE REPLACED IN 2020. The ducts and furnace were recently cleaned as well further adding to your peace of mind. The front living room invites relaxation while BAYED WINDOWS stream in sunny SOUTH SUNSHINE and grand CATHEDRAL CEILINGS create an airy ambience. Clear sightlines into the dining room are perfect for entertaining. The beautifully updated grey and white kitchen inspires culinary adventures featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETS and casual BREAKFAST BAR seating on the peninsula island. Additional space to gather is found in the adjacent breakfast nook that leads to the rear deck with a BBQ GAS LINE and included BBQ making it easy to incorporate



yummy grilled dishes to your menu. The primary bedroom is a spacious retreat with DUAL CLOSETS with built-in organizers and cheater access to the MODERNLY UPDATED 4-PIECE BATHROOM. A second bedroom and convenient main floor laundry complete this level. The basement awaits your design ideas with ample storage. A rear COMPOSITE DECK and ground level patio encourage lazy weekends unwinding. This move-in ready home is EXCEPTIONALLY LOCATED WITHIN WALKING DISTANCE TO SCHOOLS, NUMEROUS PARKS, THE C-TRAIN STATION, SUNRIDGE MALL and the endless other amenities along 36th Street and throughout this well-connected community. Just a 20 minute walk to the community centre with great events and even a neighbourhood pub. The always popular Village Square Leisure Centre is a 5 minute drive away giving easy access to multiple recreational opportunities. You simply won't find a better location for this move-in ready and beautifully updated home!

Built in 1990

### Essential Information

MLS® #	A2211970
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,109
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	24 Rundlelawn Green Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6S5

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, 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	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	27
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.