

**319 Rundlelawn Road NE  
Calgary, Alberta**

**MLS # A2224900**



**\$599,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	9	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters, Recreation Facilities, Storage		

**Inclusions:** Electric Stove (Basement), Range Hood Fan (Basement), Refrigerator (Basement)

**INVESTOR ALERT!** Welcome to Rundle, one of Calgary's most sought-after communities for rental properties. This 9-bedroom, 4-level split offers 2 full bathrooms and 2 half bathrooms, making it an excellent cash-flowing opportunity. The home features recent updates throughout, including a modernized kitchen with upgraded cabinetry, quartz counters, stainless steel appliances, and flooring. Bedrooms are thoughtfully spread across all levels, and the lower level includes a kitchen, offering additional living flexibility. Enjoy a sunny south-facing backyard, a covered sunroom, and a double detached garage for added convenience. Located steps from the C-Train, Peter Lougheed Hospital, shopping centres, schools, and restaurants, this property sits in a prime area with strong rental demand. This is a rare chance to secure a high-yield investment in a well-connected Calgary community.