

**16 Rundleson Way NE
Calgary, Alberta**

MLS # A2242336



\$645,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,168 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Gated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, See Remarks		

Inclusions: .

This Home is nestled on a quiet street , just steps away from a green belt in the welcoming community of Rundle, this well-maintained home offers over 2000 sqft of total living space—ideal for your growing family ! Step inside to find a bright, open kitchen with tons of cabinet space, seamlessly connected to the dining and living areas—great for both everyday living and entertaining. The main floor features an oversized primary bedroom (the size of two bedrooms combined), a second bedroom, and a full 3pc bathroom with jetted tub. Downstairs, the fully finished basement adds even more living space with two additional bedrooms, a cozy rec room complete with a fireplace, and another full 3-piece bathroom—perfect for guests, or extended family. Outside, enjoy a beautifully landscaped and fully fenced backyard, an oversize double car detached garage, plus extra parking for a car, boat, or RV—your own private oasis. Recent updates include brand new carpet in the basement, windows, and newer roof shingles, so all you need to do is move in. Located close to schools, parks, shopping, and transit, this home truly has it all. This Rundle gem checks all the boxes—be sure to explore the 3D virtual tour or come see it in person. It might just be love at first sight!