

**992 Rundlecairn Way NE  
Calgary, Alberta**

**MLS # A2252902**



**\$639,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                                       |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bi-Level                                     |               |                   |
| <b>Size:</b>     | 1,073 sq.ft.                                 | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 4                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, On Street, Oversized |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                         |               |                   |

|                    |                                                                |                   |      |
|--------------------|----------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, See Remarks, Separate Entrance |                   |      |

**Inclusions:** Refrigerator x2, Gas Range x2, Microwave Hood Fan x2, Dishwasher, Washer x2, Dryer x2

FULLY RENOVATED!! ILLEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! OVERSIZED DOUBLE DETACHED GARAGE (23'4" x 23'5")!! SEPARATE LAUNDRY ON BOTH LEVELS!! CONCRETE SIDE LANES!! 1900 SQFT OF LIVING SPACE!! 4 BED 2.5 BATH!! Step inside to a bright and welcoming main floor featuring a spacious living area, a dining space, and a stylish kitchen with stainless steel appliances and beautiful cabinetry. This level offers 3 BEDROOMS, including a primary bedroom with a private 2PC ENSUITE BATH, plus a full 4PC MAIN BATH and laundry on the same floor. The kitchen leads out to the backyard with a cozy deck—great for relaxing or hosting friends. The ILLEGAL BASEMENT SUITE with a SEPARATE ENTRANCE offers its own kitchen, dining area, and a large rec room with a fireplace. There's also a bedroom, 4-piece bathroom, laundry, and extra storage. The oversized double detached garage adds plenty of space, and the concrete on both sides keeps things clean and low-maintenance. Conveniently located near schools, shopping, parks, and transit—this home has it all!