

228 Rundlemere Road NE  
Calgary, Alberta

MLS # A2254990



**\$639,000**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                                     |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 4 Level Split                              |               |                   |
| <b>Size:</b>     | 1,364 sq.ft.                               | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4                                          | <b>Baths:</b> | 2 full / 3 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Irregular Lot                  |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, See Remarks          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks, Separate Entrance |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this spacious and well-maintained 4-level split home, ideally located on a large corner lot in a mature neighborhood—just minutes from Sunridge Mall, the C-Train (LRT), multiple schools, and everyday amenities. The bright main level features a generous living room, dining area, and a functional kitchen. The upper level includes three bedrooms, including a primary bedroom with a 4-piece ensuite. The lower floor offers a second living area, a 2-piece bathroom, a fourth bedroom, laundry room, and a separate entrance—perfect for multi-generational living or added privacy. The basement features a fifth bedroom and an additional 2-piece bathroom, along with flexible space ideal for a home gym, rec room, or storage. Recent updates include brand new luxury vinyl plank (LVP) flooring, fresh paint throughout, newer windows, newer furnace, newer hot water tanks, and central air conditioning (AC). Outside, enjoy a fully fenced yard with mature privacy trees, a low-maintenance deck, and a spacious double garage. Located on a corner lot, this property also offers plenty of parking. This move-in ready home offers comfort, space, and an unbeatable location.