

# \$549,900 - 140 Rundlecairn Road Ne, Calgary

MLS® #A2218947

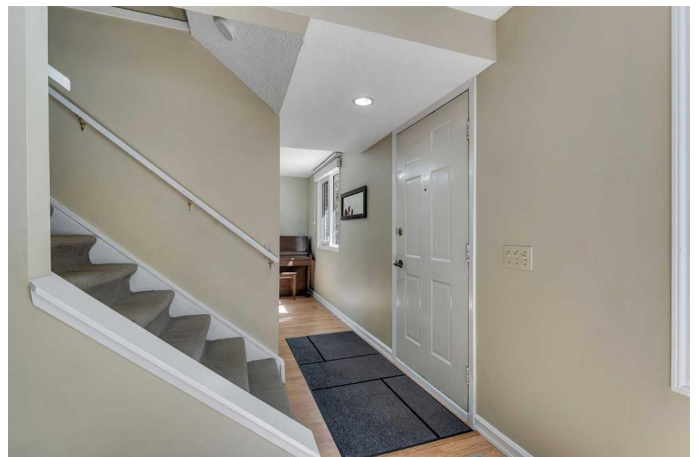
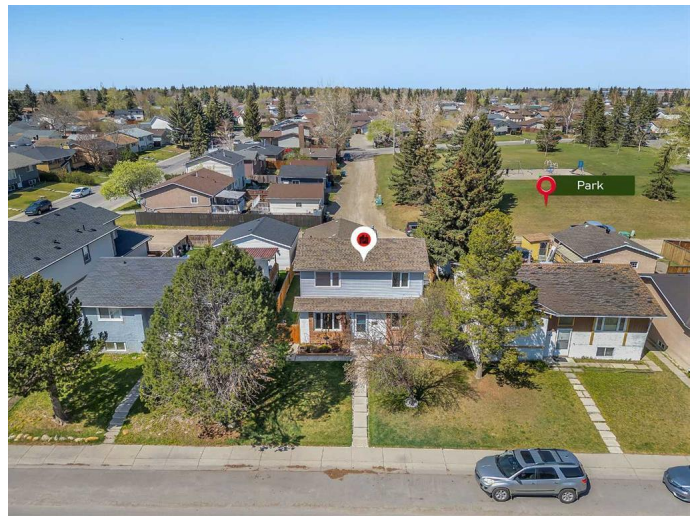
**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.10 Acres

Rundle, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY 1 - 3 PM, May 11th \*\*\* IDEAL LOCATION â€“ RARE RUNDLE HOME â€“ METICULOUSLY MAINTAINED â€“ opportunities like this don't come up often. Welcome to 140 Rundlecairn Road NE, a charming two-storey home located in a desirable neighborhood, featuring numerous thoughtful upgrades. This is an excellent choice for comfortable family living and long-term investment potential, ideally situated close to schools, parks, playgrounds, shopping amenities, and street lighting for enhanced safety. Who doesn't want green space right behind them? This beautiful home offers 4 spacious bedrooms, 2.5 bathrooms, a fully finished basement, main-level laundry (not in the basement), and a massive detached oversized double garage built (24 x 24 RECENTLY added with accessible storage in the attic), plus an additional parking pad accommodate more vehicles. It is also in the works for the alleyway to be paved. The bright and welcoming layout is complemented by UPDATED windows, offering enhanced energy efficiency and abundant natural lighting throughout. Enjoy worry-free living with a brand-new water heater in 2024, and a water softener from 2009. The house roof was re-shingled in 2012, adding longevity and value. Interior flooring features carpet, laminate, and tile for comfort. The exterior boasts attractive brick, stucco, vinyl siding, and wood frame construction. Relax and entertain outdoors on your deck, (deck boards replaced



in 2018), overlooking the beautifully landscaped and fenced yard. Donâ€™t miss your chance to own this prime Rundle home. Easy to get on 16th avenue and making it a breeze to get to downtown or even out east to Stoney trail. Basically walking distance to the village square leisure center (Swimming, library, sports, gym and more), Lester B Pearson high school and lots of shops around. Book a showing with your favorite Realtor today and experience firsthand all that this fantastic property has to offer!

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218947    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,316       |
| Acres          | 0.10        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 140 Rundlecairn Road Ne |
| Subdivision | Rundle                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 2X5                 |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Detached, Parking Pad |
| # of Garages | 2                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.