

# \$599,900 - 319 Rundlelawn Road Ne, Calgary

MLS® #A2224900

**\$599,900**

9 Bedroom, 4.00 Bathroom, 1,134 sqft  
Residential on 0.09 Acres

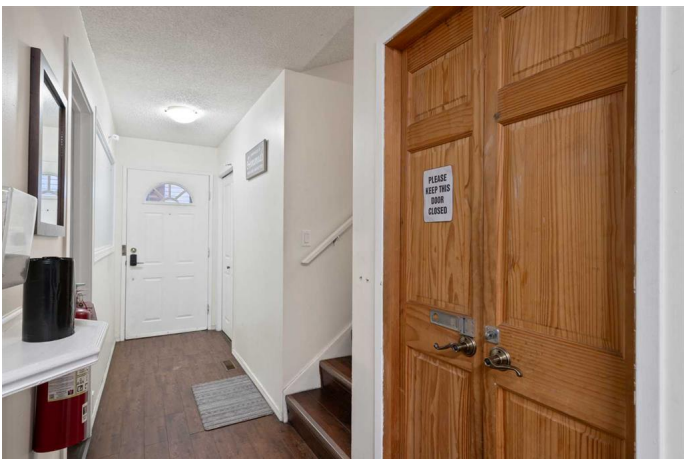
Rundle, Calgary, Alberta

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.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224900  |
| Price          | \$599,900 |
| Bedrooms       | 9         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,134     |



|            |               |
|------------|---------------|
| Acres      | 0.09          |
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 319 Rundlelawn Road Ne |
| Subdivision | Rundle                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1Y9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Quartz Counters, Recreation Facilities, Storage               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Exterior Entry, Finished, Full, Suite                                         |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Awning(s), Private Yard                                                  |
| Lot Description   | Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 49                |

Zoning

R-CG

Listing Details

Listing Office

Royal LePage Benchmark

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