# \$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 74

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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