

# \$568,888 - 412 Rundlehill Way Ne, Calgary

MLS® #A2213247

**\$568,888**

5 Bedroom, 2.00 Bathroom, 1,078 sqft  
Residential on 0.12 Acres

Rundle, Calgary, Alberta

An Incredible Opportunity for Investors and First-Time Buyers in the Sought-After Community of Rundle, NE Calgary!

This well-maintained bungalow offers the perfect blend of functionality, comfort, and investment potential. Situated on a quiet street in a family friendly neighborhood, this property is ideal whether you're looking to move in, generate rental income, or both.

The main level boasts a bright and spacious living room, a designated dining area, and an updated kitchen with ample storage. Three generously sized bedrooms and a 4-piece bathroom complete the upper level perfect for comfortable family living.

Adding even more value is the (illegal) basement suite with a separate side entrance featuring two additional bedrooms, a large recreation room, a full second kitchen, and a 4-piece bathroom. This setup is perfect for extended family or as a mortgage helper to offset living costs.

Additional highlights include a newer roof (2020), dedicated laundry and utility space, and a double detached garage offering ample parking and storage.

Location is everything, walk to schools, parks, and public transit, and enjoy quick access to Rundle LRT Station, Sunridge Mall, Peter



Lougheed Hospital, and major roadways.

Whether you're an investor seeking a strong rental property or a first-time buyer looking for flexibility and value, this is a rare opportunity in one of NE Calgary's most established communities. Schedule your private showing today this one won't last!

Built in 1976

### Essential Information

MLS® #	A2213247
Price	\$568,888
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.12
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	412 Rundlehill Way Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2P7

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	5
Zoning	R-C1

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.