

# \$400,000 - 13 Rundlelawn Court Ne, Calgary

MLS® #A2252482

**\$400,000**

3 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.07 Acres

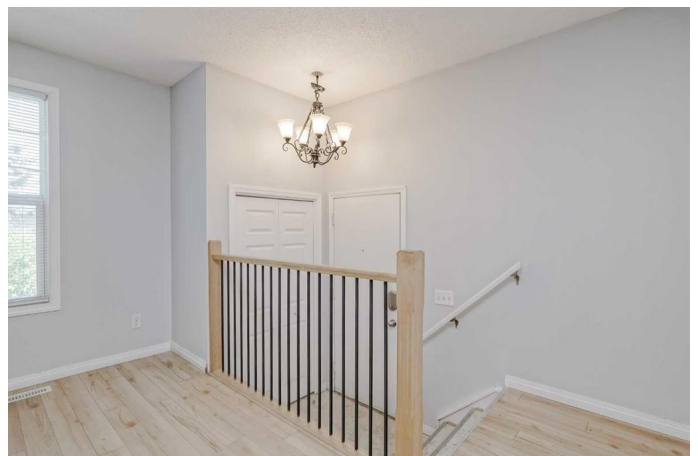
Rundle, Calgary, Alberta

Welcome to this well-cared-for and move-in-ready Bungalow in the heart of Rundle, just steps away from Rundlelawn Park, the LRT, schools, shopping, the library, the leisure centre, and the Peter Lougheed Hospital. This charming property offers 3 good-sized bedrooms, a spacious living room, dining area, and a full bath. The undeveloped basement is a blank canvas ready for your creative design. The huge yard provides plenty of outdoor space with room to build a double garage. With numerous updates, including fresh paint already done, this home is perfect for first-time buyers looking to get into the market or savvy investors seeking a rental in a prime location. Properties like this don't last long—book your showing today or view the 3D tour and seize this rare opportunity!

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252482    |
| Price          | \$400,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 880         |
| Acres          | 0.07        |
| Year Built     | 1977        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13 Rundlelawn Court Ne |
| Subdivision | Rundle                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3H3                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Alley Access, Off Street, Unpaved |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage   |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Full, Unfinished                                              |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Other                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 9                   |
| Zoning         | R-CG                |

### Listing Details

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

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