

# \$645,000 - 16 Rundleson Way Ne, Calgary

MLS® #A2242336

**\$645,000**

4 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.12 Acres

Rundle, Calgary, Alberta

This Home is nestled on a quiet street , just steps away from a green belt in the welcoming community of Rundle, this well-maintained home offers over 2000 sqft of total living space—ideal for your growing family !

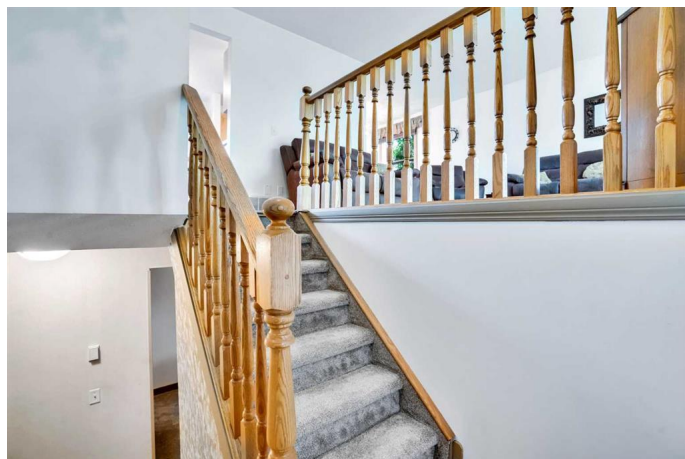
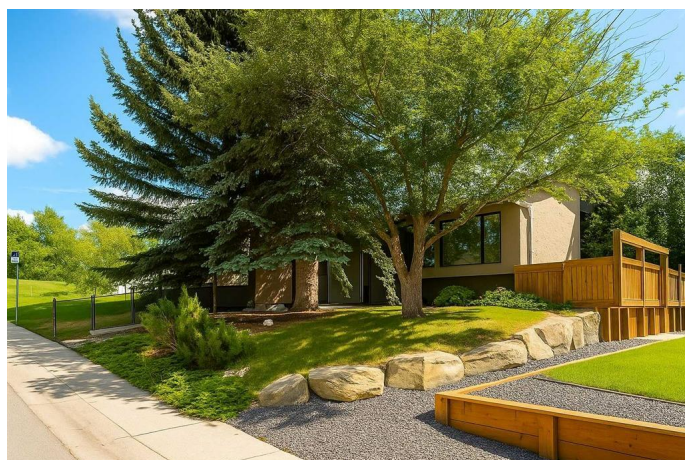
Step inside to find a bright, open kitchen with tons of cabinet space, seamlessly connected to the dining and living areas—great for both everyday living and entertaining. The main floor features an oversized primary bedroom (the size of two bedrooms combined), a second bedroom, and a full 3pc bathroom with jetted tub.

Downstairs, the fully finished basement adds even more living space with two additional bedrooms, a cozy rec room complete with a fireplace, and another full 3-piece bathroom—perfect for guests, or extended family.

Outside, enjoy a beautifully landscaped and fully fenced backyard, an oversize double car detached garage, plus extra parking for a car, boat, or RV—your own private oasis.

Recent updates include brand new carpet in the basement, windows, and newer roof shingles, so all you need to do is move in. Located close to schools, parks, shopping, and transit, this home truly has it all.

This Rundle gem checks all the boxes—be



sure to explore the 3D virtual tour or come see it in person. It might just be love at first sight!

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242336    |
| Price          | \$645,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,168       |
| Acres          | 0.12        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16 Rundleson Way Ne |
| Subdivision | Rundle              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y3N6              |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 3                                             |
| Parking        | Double Garage Detached, Parking Pad, RV Gated |
| # of Garages   | 2                                             |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Jetted Tub, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Fireplace         | Yes                                                      |
| # of Fireplaces   | 1                                                        |

|              |                    |
|--------------|--------------------|
| Fireplaces   | Wood Burning Stove |
| Has Basement | Yes                |
| Basement     | Finished, Full     |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Private, Street Lighting |
| Roof              | Asphalt Shingle                                            |
| Construction      | Concrete, Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 28              |
| Zoning         | R-CG            |

## Listing Details

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

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