

# \$599,900 - 118 Rundlevue Close Ne, Calgary

MLS® #A2219516

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.11 Acres

Rundle, Calgary, Alberta

Located on a quiet, family-friendly street, this well-cared-for 1272 sq ft., 4-level split home, with an additional 1161 sq ft. below grade, offers a warm and functional space for everyday living. The recently updated kitchen is perfect for home cooks, featuring plenty of custom cabinetry, beautiful quartz countertops, and newer black appliances—including a Miele dishwasher. High-end LVP flooring runs throughout the main floor, which includes the bright and welcoming kitchen, living, and dining areas. Additional main floor highlights include a convenient laundry area and elegant custom Hunter Douglas window coverings. On the upper level, you'll find three well-sized bedrooms, including a primary bedroom with a 2-piece ensuite, and a newly renovated 4-piece main bathroom with a clean, modern finish. Providing more functional space, the lower level features a 4-piece bathroom that includes a relaxing oversized tub, an additional bedroom, and a large family room ideal for a playroom or TV area. The partially finished basement includes a carpeted office space with knockdown ceiling, and plenty of storage space. Outside, the large lot offers a generous east backyard with ample room for kids to play, a mature high-yielding apple tree, a concrete pad for entertaining or playing basketball, an oversized, heated, double detached garage, and a large parking pad with a gate for a trailer, boat, etc. This stucco-sided home has central air-conditioning and includes a central vacuum system, with attachments.



Just steps away from two parks with playgrounds, and with great access to schools, Peter Lougheed Centre, Sunridge Mall, Village Square Leisure Centre, LRT, and buses, this home offers the perfect mix of quiet living and convenience.

Built in 1974

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219516      |
| Price          | \$599,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,272         |
| Acres          | 0.11          |
| Year Built     | 1974          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 118 Rundlevview Close Ne |
| Subdivision | Rundle                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y1J1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Central Vacuum, Quartz Counters, See Remarks, Storage |
|-------------------|-------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                          |
| Cooling         | Central Air                                                                                                      |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Wood Burning                                                                                                     |
| Has Basement    | Yes                                                                                                              |
| Basement        | Full, Partially Finished                                                                                         |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Other, Private Yard, Storage                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Stucco, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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