

\$595,000 - 136 Rundleridge Way Ne, Calgary

MLS® #A2255605

\$595,000

3 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.14 Acres

Rundle, Calgary, Alberta

First time offered to market by long-time owner (47 years)! Built by Nu-West Homes, The Catalina bungalow is a popular plan offering 2 spacious bedrooms, formal dining room (currently a den/office), living room with bay window (currently a dining room), main floor family room which is open to the kitchen and eating area – great for family gatherings and entertaining. Over the years the owner added a 3-season sunroom to the front of the home and fully developed the lower level with 1,175 sqft. Over 2,400 sqft of developed living space! Full size primary bedroom with 3 piece ensuite, a 2nd spacious bedroom and 4 piece bathroom. There is direct access to the huge 20'™x12'™ deck and mature, park-like, pie-shaped 6,200 sqft lot with oversized detached double garage with lane access. The lower level is fully developed: open gym with wall sink in the rec room, family room with room for a billiard table, 4th bedroom (window not to egress) with a large walk-in closet and spa-style 4 piece bathroom (jetted soaker tub) and cedar sauna. Ideal space for multi-generational family use! Many upgrades over the last 20 years: roof, furnace, most PVC windows, hot water tank, gas fireplace insert, gleaming hardwood flooring throughout, and most recently, the front sunroom addition. Quiet street, surrounded by well-cared for homes and excellent long-time neighbors. This home has been well maintained but still offers the new owners to upgrade & personalize to their liking. Close to shopping, transit, LRT and



all levels of schools.

Built in 1976

Essential Information

MLS® #	A2255605
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,277
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	136 Rundleridge Way Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2J9

Amenities

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

Interior

Interior Features	Sauna
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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