

# \$535,000 - 115 Rundlevue Drive Ne, Calgary

MLS® #A2198547

**\$535,000**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.12 Acres

Rundle, Calgary, Alberta

Fantastic investment opportunity! A very well maintained bi-level with illegal basement suite sitting on a corner lot in the heart of Rundle. The main level boasts large windows bringing in loads of natural light. Lots of cupboard space in the kitchen and a back door that leads to the deck looking over the spacious, fenced backyard. Two well-sized bedrooms and a shared bathroom provide comfortable living space, while the convenient main-level laundry adds extra functionality. The illegal basement suite features an additional bedroom, a three-piece bathroom, and a spacious living area complete with a cozy fireplace. The kitchen in the basement suite enhances its potential as a rental unit or extended family space. A detached, oversized single garage provides secure parking and extra storage. Located in a well-established community, this home is close to schools, parks, shopping, transit, and other fantastic amenities. Don't miss this opportunity and call for your viewing today!

Built in 1974

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2198547  |
| Price      | \$535,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 926         |
| Acres          | 0.12        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 115 Rundlevview Drive Ne |
| Subdivision | Rundle                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 1H7                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Detached |
| # of Garages   | 1                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Dryer, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Back Lane                    |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Stucco, Wood Frame, Vinyl Siding |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 71              |
| Zoning         | R-CG            |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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