

# \$549,900 - 115 Rundlevue Drive Ne, Calgary

MLS® #A2198547

**\$549,900**

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	\$549,900
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 Rundlevue Drive Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1H7

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, 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 Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 2nd, 2025

Days on Market 32

Zoning R-CG

### **Listing Details**

Listing Office 2% Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.