

# \$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 | 70              |
| 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.