

# \$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

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