



THE
A-TEAM

**RE/MAX
FIRST**

4616 RUNDLEVILLE Drive, Calgary T1Y2T6

MLS® #: **A2123369**

Area: **Rundle**

Listing Date: **04/16/24**

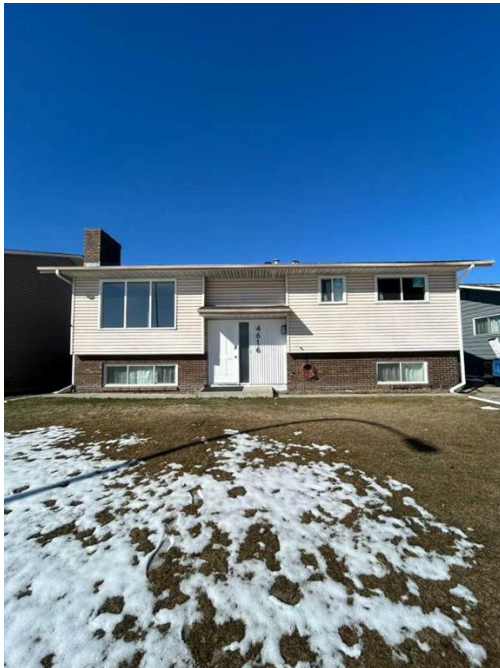
List Price: **\$650,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar: **561 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,079**
Low Sqft:
Ttl Sqft: **1,079**

DOM

33

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **See Remarks**
Heating: **See Remarks**
Sewer:
Ext Feat: **Private Yard**

Construction:
See Remarks
Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
See Remarks

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|----------|----------------|--------------------------|----------|---------------|
| 2pc Bathroom | Main | 6`0" x 4`6" | Bedroom - Primary | Main | 10`6" x 12`0" |
| Bedroom | Main | 9`7" x 8`2" | Bedroom | Main | 9`1" x 8`4" |
| 4pc Bathroom | Main | 4`11" x 8`9" | Kitchen With Eating Area | Main | 12`7" x 11`0" |
| Dining Room | Main | 9`11" x 7`7" | Living Room | Main | 15`4" x 13`0" |
| Entrance | Main | 6`5" x 4`4" | Entrance | Main | 3`0" x 5`2" |
| Laundry | Basement | 8`6" x 8`7" | Bedroom | Basement | 11`0" x 9`4" |
| Bedroom | Basement | 11`4" x 11`8" | 4pc Bathroom | Basement | 7`0" x 5`9" |
| Kitchen | Basement | 8`11" x 7`4" | Laundry | Basement | 5`11" x 3`4" |
| Dining Room | Basement | 10`11" x 8`10" | Family Room | Basement | 12`4" x 12`3" |

Legal/Tax/Financial

| | |
|-------------------|----------------|
| Title: | Zoning: |
| Fee Simple | R-C1 |
| Legal Desc: | 7610016 |

Remarks

| | |
|---------------------|---|
| Pub Rmks: | <p>Charming Bi-level Home in Rundle with a LEGAL suite. Discover the perfect blend of comfort and convenience with this beautiful bi-level house nestled in the heart of Rundle. Features: - 1060 sqft floor plan, this home offers ample space for you and your loved ones to thrive. - Upstairs: 3 bedrooms and 1.5 baths - Downstairs: A legal basement suite offering 2 bedrooms and 1 bath, currently rented. - Enjoy peace of mind with a headache-free, LEGAL suite - no need to deal with city permits or regulations. - Enjoy privacy and convenience with a separate back entrance for the basement suite. - Separate laundry facilities for added privacy and convenience. - Stay cozy during winter nights with a charming wood-burning fireplace. - Experience energy efficiency and comfort with a high-efficiency furnace. - Ample parking and storage space with an oversized detached double garage. - Conveniently located, this home is surrounded by a wealth of amenities including shopping centers, schools, and transportation options, all within walking distance. Don't miss out on the opportunity to make this lovely home yours. Schedule a viewing today!</p> |
| Inclusions: | call seller directly |
| Property Listed By: | Honestdoor Inc. |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









