



THE
A-TEAM

**RE/MAX
FIRST**

327 RUNDLEVIEW Drive, Calgary T1Y 1H9

MLS®#: **A2152071**

Area: **Rundle**

Listing Date: **07/27/24**

List Price: **\$699,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,084**
Low Sqft:
Ttl Sqft: **1,084**

DOM

53

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Level,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Aluminum Siding ,Concrete,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range,Refrigerator**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance,Tankless Hot Water,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`10" x 9`6"	Kitchen With Eating Area	Main	12`0" x 13`3"
Living Room	Main	15`1" x 12`0"	Bedroom - Primary	Main	14`5" x 11`10"
Bedroom	Main	9`11" x 9`6"	Bedroom	Main	10`2" x 9`11"
4pc Bathroom	Main		2pc Ensuite bath	Main	
Bedroom	Lower	12`9" x 10`10"	Bedroom	Lower	12`8" x 12`7"
Living Room	Lower	24`9" x 10`6"	Kitchen	Lower	10`1" x 6`8"
Laundry	Lower	6`10" x 6`2"	Furnace/Utility Room	Lower	6`5" x 6`4"
4pc Bathroom	Lower				

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **731416**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to your dream home in Calgary's premier NE neighborhood! This beautifully renovated 1,100 sq ft residence offers a blend of modern comfort and classic charm, nestled on a quiet, friendly street. Step inside to discover a brand-new kitchen featuring sleek granite countertops, an island with a stunning granite waterfall. The home boasts updated bathroom fixtures, new vinyl flooring throughout, and fresh interior finishes including Aberdeen doors, new casing, and baseboards. Enjoy year-round comfort with central air conditioning and a new hot water on demand system. The basement is thoughtfully prepared with a rough-in for a future kitchen, a new furnace, and sound insulation. Outside, you'll appreciate the new sod and fencing in the backyard, a greenhouse for your gardening endeavors, and an oversized double detached garage. Additional updates include new Ecoline windows, a new roof, exterior soffit, fascia, siding, and downspouts. Safety is ensured with all aluminum wiring replaced with copper and completed city inspections for electrical, HVAC, and gas systems. With conduits prepared for Shaw and Telus, and a fresh dishwasher on the main floor, this home combines modern convenience with a serene, family-friendly location. Don't miss this exceptional opportunity to make this stunning property your new home!**

Inclusions: **N/A**
 Property Listed By: **TREC The Real Estate Company**

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





















