

## 147 RUDLECAIRN Road, Calgary T1Y 2T8

A2155115 Listing 08/03/24 List Price: **\$595,999** MLS®#: Area: Rundle

Status: **Active** County: Calgary Change: -\$4k, 25-Aug Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 1975 Lot Information

Lot Sz Ar: Lot Shape:

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,198 sqft

1,010

1.010

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

46

Ttl Park: 0

5 (32)

2.5 (2 1)

**Bi-Level** 

Garage Sz:

Access:

Lot Feat: **Rectangular Lot** Park Feat: Off Street

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air

Sewer:

Ext Feat: Playground Construction: Stucco

> Flooring: Laminate Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Int Feat: No Animal Home, No Smoking Home, Open Floorplan

**Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 4`11" x 4`8" 4pc Bathroom Main 4`11" x 7`5" 14`1" x 8`1" **Bedroom** 10`7" x 8`0" **Bedroom** Main Main **Dining Room** Main 5`5" x 12`9" Kitchen Main 7`10" x 12`9" 14`4" x 12`4" **Living Room** Main 15`5" x 16`2" **Bedroom - Primary** Main 4pc Bathroom **Basement** 4`11" x 7`7" **Bedroom Basement** 14`6" x 12`6" **Bedroom** Basement 13`3" x 12`7" Kitchen Basement 9`11" x 5`10" **Game Room Basement** 16`7" x 12`5" Furnace/Utility Room **Basement** 11`5" x 12`7"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **7511020** 

Remarks

Pub Rmks:

Welcome to this beautifully updated bi-level house, nestled in a serene community with mature trees. This inviting home features 5 spacious bedrooms and 2.5 modern bathrooms, offering ample space for family living and entertaining. The property also includes an illegal suite, perfect for extra income potential or multigenerational living. Enjoy the perfect blend of contemporary upgrades and classic comfort in this well-maintained residence. The mature tree-lined streets enhance the sense of tranquillity and community in this desirable location. Don't miss the opportunity to make this your new home!

Inclusions: non

Property Listed By: Royal LePage METRO

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