



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**147 RUDLECAIRN Road, Calgary T1Y 2T8**

MLS® #: **A2155115**

Area: **Rundle**

Listing Date: **08/03/24**

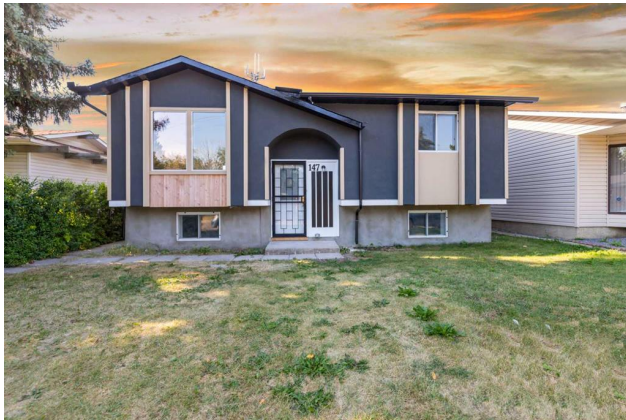
List Price: **\$595,999**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 25-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1975**

Lot Information

Lot Sz Ar: **4,198 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,010**  
Low Sqft:  
Ttl Sqft: **1,010**

DOM

**46**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **0**  
Garage Sz:

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
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 8`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`5" x 12`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 16`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 12`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`7" x 12`5"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 12`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 12`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 12`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`11" x 5`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`5" x 12`7"</b>

