



THE
A-TEAM

**RE/MAX
FIRST**

751 RUNDLERIDGE Drive, Calgary T1Y 2L1

MLS® #: **A2160315**

Area: **Rundle**

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

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,237**

Low Sqft:

Ttl Sqft: **1,237**

Lot Information

Lot Sz Ar: **5,199 sqft**

Lot Shape:

DOM

26

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **Bi-Level**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Views**

Park Feat: **None,On Street**

Utilities and Features

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

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

Kitchen Appl: **Electric Range,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`0" x 11`0"	Bedroom	Main	10`0" x 12`4"
Bedroom - Primary	Main	12`4" x 13`0"	Living Room	Main	13`7" x 14`5"
Dining Room	Main	9`6" x 11`6"	Kitchen	Main	12`6" x 15`1"
Bedroom	Lower	10`0" x 12`4"	Living/Dining Room Combination	Lower	28`6" x 34`5"
Bedroom	Lower	9`6" x 11`4"	Kitchen	Lower	8`10" x 9`2"

Flex Space
4pc Bathroom

Lower
Main

11`11" x 23`8"

2pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Main
Lower

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7510277

Remarks

Pub Rmks:

Here is a spacious 5 bed, 2.5 bath bi-Level with an illegal suite that offers comfortable living and convenient access to local amenities. Upstairs, you'll find a spacious layout featuring three bedrooms. The one and a half baths upstairs provide ample space for getting ready. Large eat-in kitchen has been remodelled a few years ago. A formal dining room is perfect for hosting dinner parties or enjoying family meals. The cozy living room, adorned with a charming brick fireplace, creates a warm and inviting atmosphere. Downstairs, a fully-finished illegal suite offers a separate entrance, providing privacy and flexibility. A wet bar adds a touch of entertainment, making it a great space for gatherings. The family room, featuring another cozy brick fireplace, offers a comfortable place to relax and unwind. Two additional bedrooms in the lower level provide ample space for guests or family members. A full bathroom and laundry facilities complete the downstairs living space. Conveniently located within a 10 minute walking distance of Rundle train station, Superstore, and Sunridge Mall, this home offers easy access to shopping, dining, and transportation options. Enjoy the convenience of living in a vibrant and bustling neighborhood while also enjoying the peace and quiet of your own private oasis. Any offers will be presented Sunday Sept 15 at 7pm. Please note that the seller reserves the right to accept any offer prior to this date. There is an active leak from the main bath tub into lower level with bucket underneath to catch the dripping water. House needs some TLC.

Inclusions:
Property Listed By:

none
Synterra Realty

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







