



THE
A-TEAM

**RE/MAX
FIRST**

135 RUNDLEVIEW Drive, Calgary T1Y 1H7

MLS®#: **A2162368**

Area: **Rundle**

Listing Date: **09/03/24**

List Price: **\$608,000**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 18-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,239**
Low Sqft:
Ttl Sqft: **1,239**

Lot Information

Lot Sz Ar: **5,403 sqft**
Lot Shape:

DOM

78
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**
Park Feat: **Garage Door Opener,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 11`4"
Bedroom	Main	11`6" x 10`3"
Kitchen	Main	12`4" x 11`3"
Bedroom - Primary	Main	12`9" x 12`5"
3pc Bathroom	Basement	8`5" x 7`10"
Bedroom	Basement	10`9" x 19`0"
Furnace/Utility Room	Basement	18`3" x 10`4"

Room	Level	Dimensions
Bedroom	Main	9`6" x 8`8"
Dining Room	Main	12`2" x 5`6"
Living Room	Main	15`10" x 12`4"
Sunroom/Solarium	Main	16`1" x 11`3"
Laundry	Basement	11`7" x 14`3"
Game Room	Basement	18`10" x 15`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

731416

Remarks

Pub Rmks: **Welcome to this charming bungalow nestled in a peaceful Calgary neighborhood. This cozy home offers a comfortable and functional layout, perfect for families or individuals seeking a relaxed lifestyle. As you step inside, you'll be greeted by a spacious living area, bathed in natural light along with the Dining area. The kitchen, equipped with modern amenities, is ideal for preparing home-cooked meals sunroom. The main floor features three bedrooms and 4pc Bath conveniently located adjacent to the sunroom. The Sun room complete with a cozy fireplace, provides a tranquil space to unwind and enjoy the views. A deck off the back and patio on the side of the house offers outdoor entertaining space, perfect for barbecues or simply enjoying the fresh air. The basement is an illegal suite with one bedroom, kitchen, separate entrance, washroom and separate laundry. this gem not gonna stay long, call your favourite realtor today.**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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











