



135 RUNDLEVIEW Drive, Calgary T1Y 1H7

MLS®#: **A2162368** Area: **Rundle** Listing **09/03/24** List Price: **\$609,000**
 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: **5,403 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,239**
 Low Sqft:
 Ttl Sqft: **1,239**

DOM

16
Layout
 Beds: **3 (3)**
 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** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Linoleum**
 Sewer: Ext Feat: **None** 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	Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 11`4"	Bedroom	Main	9`6" x 8`8"
Bedroom	Main	11`6" x 10`3"	Dining Room	Main	12`2" x 5`6"
Kitchen	Main	12`4" x 11`3"	Living Room	Main	15`10" x 12`4"
Bedroom - Primary	Main	12`9" x 12`5"	Sunroom/Solarium	Main	16`1" x 11`3"
3pc Bathroom	Basement	8`5" x 7`10"	Laundry	Basement	11`7" x 14`3"
Game Room	Basement	30`1" x 19`0"	Furnace/Utility Room	Basement	18`3" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731416

Zoning:
R-C1

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 lower level of the home boasts a large recreational room with fire place, providing ample space for relaxation or entertainment. A laundry room, a 3-piece bathroom, and additional storage areas offer convenience and functionality. The single-detached garage and carport provides secure parking for your vehicle. With its comfortable living spaces, modern amenities, and desirable location, 135 Rundlevue Drive NW offers a wonderful opportunity to create a happy and fulfilling home.**

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

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