



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 RUNDLECAIRN Road, Calgary T1Y 2X8**

MLS®#: **A2164677**

Area: **Rundle**

Listing Date: **11/05/24**

List Price: **\$548,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1976**

Finished Floor Area

Abv Sqft: **947**

Low Sqft:

Ttl Sqft: **947**

Lot Information

Lot Sz Ar: **4,542 sqft**

Lot Shape:

DOM

**16**

Layout

Beds: **4 (2 2 )**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat: **Back Lane,Pie Shaped Lot**

Park Feat: **None**

Utilities and Features

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

Construction: **Stucco,Wood Frame**  
Flooring: **Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Other**

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`7" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`1" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 11`4"</b>
<b>Family Room</b>	<b>Basement</b>	<b>17`4" x 11`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`5" x 6`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 5`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`5" x 9`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`0" x 7`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7511020;31;2**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Investor's and First Time Home Buyer's Opportunity in Rundle, NE Calgary! Discover this 4-bedroom bi-level home, perfectly suited for investors or buyers seeking a renovation project with great potential. The home features 2 bedrooms upstairs and a 2-bedroom illegal basement suite. The main level offers a bright and spacious living room, dining area, and a functional kitchen. The primary bedroom and additional bedroom are on the main floor, accompanied by a 4-piece bathroom. The basement suite has a separate entrance, with its own kitchen, two bedrooms, a 4-piece bathroom, and a laundry area, providing privacy and flexibility for tenants or extended family. This home is in a prime location, close to Village Square Leisure Centre, schools, parks, shopping, and public transportation, offering convenience for tenants or owners. Don't miss out on this chance to own a property in a desirable, amenity-rich community!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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













