



THE
A-TEAM

**RE/MAX
FIRST**

275 RUNDLECAIRN Road, Calgary T1Y2X8

MLS®#: **A2165617** Area: **Rundle** Listing Date: **09/13/24** List Price: **\$639,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **3,993 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **926**
 Low Sqft:
 Ttl Sqft: **926**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 10`8"	Kitchen	Main	10`11" x 9`11"
Bedroom - Primary	Main	13`3" x 12`1"	Bedroom	Main	12`5" x 9`0"
Bedroom	Main	13`2" x 8`3"	4pc Bathroom	Main	10`2" x 4`11"
Bedroom	Basement	12`9" x 10`8"	4pc Bathroom	Basement	9`4" x 4`11"
Laundry	Main	2`9" x 2`9"	Kitchen	Basement	16`3" x 11`5"
Bedroom	Basement	9`5" x 7`7"	Furnace/Utility Room	Basement	16`11" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7511020

Zoning:
R-C1

Remarks

Pub Rmks:

FULLY RENOVATED HOME WITH RENTABLE 2 BEDROOM WALK UP BASEMENT ILLEGAL SUITE!! Welcome to your next home sweet home, nestled in the vibrant Rundle neighbourhood of Calgary, Alberta! This charming residence, fresh on the market, boasts a fully renovated interior. Step inside to discover three spacious bedrooms on main floor and a full bathroom. Features include laminate flooring , quartz countertops , stainless steel appliances in kitchen , modern lighting and oversized double car garage, Furnace (2018), Roof Shingles (2019) , updated Windows. The heart of this home shines in the well-designed kitchen and living area which is perfect for family gatherings and endless entertainment. Not to be outdone, illegal suite basement offers 2 bedrooms , full bathroom, living and a kitchen which is perfect for rental income. Beyond the immediate comforts of the home, Rundle offers a community atmosphere like no other, with easy access to local amenities like Village Square Leisure Center, Rundle Community centre at walking distance , schools , parks ,Rundle LRT station and Sunridge mall. Whether you're an avid shopper, looking for convenient commuting options, or in pursuit of excellent local cuisine, Rundle provides an engaging backdrop for your everyday life. For those looking to invest wisely, the benefits of owning this renovated property extend beyond its immediate comforts. The house promises a blend of lifestyle and investment opportunities, poised for value appreciation in a sought-after area. Curious about getting a closer look? Join us at our open house on September 15 from 1 to 4 PM. This isn't just any house; it's potentially your new home story waiting to unfold.

Inclusions:
Property Listed By:

n/a
Diamond Realty & Associates LTD.

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









