



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 RUNDLERIDGE Drive, Calgary T1Y 2K5**

MLS® #: **A2176259**

Area: **Rundle**

Listing Date: **10/30/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 27-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,066**  
Low Sqft:  
Ttl Sqft: **1,066**

DOM

**52**  
Layout  
Beds: **4 (3 1)**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,994 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**  
Park Feat: **Alley Access,Double Garage Attached,Double Garage Detached,Oversized,Paved**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>6`7" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 7`11"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`11" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 12`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 8`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`4" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>4`9" x 5`9"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **7510277**

Zoning: **R-CG**

Remarks

Pub Rmks: **PRICE REDUCED! Looking to build some sweat equity? Here's your chance! Unlock the potential of this spacious 4-bedroom, 2-bathroom gem in the heart of Rundle with same owners for the past 47 years! Fantastic location, set on a premium street with many other upgraded homes in this established NE neighborhood, the property offers a quiet, family-friendly environment, minimal through-traffic, and close proximity to all levels of schooling (Rundle Elementary, Dr. Gordin Higgins Junior High, and Lester B. Pearson High School). Pride in ownership throughout this treasured home that also features a new garage door and opener, newer roof and a high-efficiency LENNOX furnace! Inside, the layout is spacious and adaptable to add more bedrooms in the basement and still have lots of space to enjoy or entertain guests. The living room comes with a pristine wood-burning fireplace perfect for Calgary's winters!, The functional kitchen opens to the dining room with sliding doors that lead to the rooftop patio over the breezeway and REAR attached double garage. 3 more well-sized bedrooms finish the upper part of the bi-level, while the basement offers a 4th bedroom, a second living room with large egress windows (benefits of a Bi-Level), and a HUGE rec room complete with a bar with a separate entrance to a breezeway with a cold room/cellar leading to the double rear-attached garage—an ideal setup for a future rental suite or hobby space. Perfectly located just minutes from Sunridge Mall, the Rundle C-Train Station, Trans-Canada Highway, and Stoney Trail Ring Road, this property offers easy access to Calgary's downtown, YYC Airport, and more. It's an unmissable opportunity for renovators or investors to add significant value to a well-priced home in an unbeatable location. Take advantage of this winter to breathe new life into this well-maintained home. Move in and enjoy at this price or give it some TLC or a full makeover! The possibilities are endless! Make this your dream home!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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





















