



THE
A-TEAM

**RE/MAX
FIRST**

240 RUNDLEVIEW Drive, Calgary t1y1h8

MLS® #: **A2178511** Area: **Rundle** Listing **11/10/24** List Price: **\$619,000**
 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: **5,295 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,237**
 Low Sqft:
 Ttl Sqft: **1,237**

DOM

73
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,City Lot**
 Park Feat: **Double Garage Detached**
Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete**
 Flooring: **Hardwood,See Remarks,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`5" x 14`1"	Dining Room	Main	12`6" x 8`10"
Kitchen	Main	12`6" x 8`10"	Bedroom - Primary	Main	12`6" x 11`2"
Bedroom	Main	10`10" x 7`10"	4pc Bathroom	Main	0`0" x 0`0"
2pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	10`10" x 7`10"
4pc Bathroom	Basement				

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **731416**

Remarks

Pub Rmks: **3+2 bed rooms ; 2.5 baths; Bi level detached home; separate walk up 2bed rooms basement illegal suite; double detached garage . updated kitchen island; cabinets;counter top &floors. close to 52st &26av NE ;schools ;shops**
Inclusions: **none**
Property Listed By: **Grand Realty**

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



