



THE
A-TEAM

**RE/MAX
FIRST**

992 RUNDLECAIRN Way, Calgary T1Y 2X2

MLS® #: **A2184115** Area: **Rundle** Listing Date: **12/20/24** List Price: **\$599,999**
 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: **4,197 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,100**
 Low Sqft:
 Ttl Sqft: **1,100**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane**
 Park Feat: **Alley Access, Double Garage Detached, On Street, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stucco, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Oven, Range Hood, Washer/Dryer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`0" x 10`0"
Bedroom	Main	11`8" x 8`1"
4pc Bathroom	Main	4`11" x 7`5"
4pc Bathroom	Basement	9`1" x 4`11"

Room	Level	Dimensions
Bedroom	Main	10`8" x 8`1"
Bedroom	Basement	12`9" x 11`6"
2pc Bathroom	Main	5`0" x 4`4"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

7511020

R-CG

Remarks

Pub Rmks:

Renovated Bi-Level Home with Double Detached Garage in Rundle — Ideal for Living Up, Renting Down, or as a Prime Investment Opportunity! Welcome to this beautifully renovated bi-level home located in the highly sought-after and family-friendly neighborhood of Rundle. This spacious and updated residence offers incredible versatility, making it an excellent choice for a wide range of buyers. Whether you're looking to enjoy comfortable living upstairs while renting out the fully developed basement, or seeking an exceptional investment property, this home is the perfect fit. With a total of 4 generously sized bedrooms, there's ample space for your needs. The fully finished lower level is a standout feature, complete with a walk-up separate entrance leading directly to the yard, providing privacy and easy access. This layout is ideal for generating rental income or creating a self-contained living space for extended family members. In addition to the spacious interior, the property boasts a double detached garage, offering plenty of room for parking and storage. The large RV pad is an added bonus, ensuring you have space for your recreational vehicles. The meticulously maintained backyard is another highlight, offering a peaceful retreat for relaxation or outdoor entertaining with friends and family. The location of this home is unbeatable, with easy access to major routes, public transportation, schools, parks, and a wide array of local amenities. Whether you're commuting to work, running errands, or enjoying leisure activities, you'll appreciate the convenience and accessibility of this prime location. This home presents a unique opportunity for both homeowners and investors alike. Don't miss out on the chance to own a property with so much potential — whether you're planning to move in and enjoy the space, or capitalize on the rental income potential. This home is truly a must-see for anyone looking for a solid investment or a spacious family home in a desirable neighborhood.

Inclusions:

Property Listed By:

Hot tub as is

CIR Realty

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







