



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2187600**

Area: **Rundle**

Listing Date: **01/14/25**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Access:

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

DOM

**18**  
Layout  
Beds: **4 (3 1)**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Parking

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

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7510277**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**PERFECT for flippers and renovators, this well-priced gem in an unbeatable location offers a large bi-level, with a rear-double attached garage with a seperate side entrance on a huge lot with a SUNNY West facing backyard and massive upside potential. Renovate, rent, or resell—your options are endless. Don't miss this incredible opportunity to invest in a spacious 4-bedroom, 2-bathroom BI-LEVEL home located in the desirable amenity rich neighbourhood of Rundle! Owned by the same family for the last 47 years, this quality home is ready to serve the next family. Situated on a quiet, premium street surrounded by upgraded properties, the neighborhood offers low traffic and proximity to top schools (Rundle Elementary, Dr. Gordon Higgins Junior High, and Lester B. Pearson High). This bi-level also boasts a walk-up entrance through the rear attached double garage and breezeway/coldroom/cellar that could be used for storage, crafts, wine making (you name it). This well loved home features some updates like a new garage door and opener, a newer roof, and a high-efficiency LENNOX furnace. The ample size and SQFT above and below offer a layout with endless potential: convert the basement into additional bedrooms for a rental suite (subject to city/municipal guidelines and permits) using the existing separate entrance. The lower level already includes a rec room with a bar, a large second living area, egress windows, and a 4th bedroom, making it ideal for creative updates. Additional highlights include a wood-burning fireplace, a functional kitchen with sliding doors to a rooftop patio above the rear-attached double garage with a cellar/workshop/breezeway. With easy access to Sunridge Mall, the Rundle C-Train Station, Trans-Canada Highway, and Stoney Trail, this property connects you to Calgary's downtown and airport in minutes. Don't wait to turn this home into your next profitable project! Book your showing today!**

Inclusions:  
Property Listed By:

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

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













