

255 Rundleridge Drive NE
Calgary, Alberta

MLS # A2176259



\$569,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

*OPEN HOUSE for Sat/Sun Nov 2nd and 3rd from 1-4PM*Here's your chance! Unlock the potential of this spacious 4-bedroom, 2-bathroom gem in the heart of Rundle—a well-kept home (with same owners for the past 47 years!) with great bones is a blank canvas ready for transformation. 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 newer roof and a high-efficiency LENNOX furnace, giving you a head start on some updates. Inside, the layout is spacious and adaptable to add another bedroom 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 at this price!