



## 255 Rundleridge Drive Calgary Alberta

\$539,900

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 separate 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 profi...

Bedroom 12.17 Ft x 8.75 Ft  
2pc Bathroom 4.75 Ft x 5.75 Ft  
Living room 6.58 Ft x 11.83 Ft  
Other 12.92 Ft x 10.33 Ft  
Bedroom 11.50 Ft x 8.83 Ft

Dining room 10.75 Ft x 7.92 Ft  
Bedroom 11.42 Ft x 8.00 Ft  
Primary Bedroom 10.33 Ft x 12.42 Ft  
4pc Bathroom 10.33 Ft x 4.92 Ft

Listing Presented By:



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**Mirror**

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