



236 Rundlevue Drive Calgary Alberta

\$685,000

6 Bedrooms | Legal Basement Suite | 3 full bathrooms | live-up-and-rent-down | Over 2,500 sq ft of living area | an oversized detached garage | Separate entrance | separate Laundry. Welcome to this stunning property in Rundle that truly has it all! Featuring 6 bedrooms, a legal basement suite, 3 full bathrooms, over 2,500 sq ft of living area, an oversized detached garage, separate entrance, live-up-and-rent-down capability, and separate laundry facilities for both floors. Situated on a large lot of 5,200 sq ft, this home offers versatility and ample space for large families or savvy investors. Close to all amenities, the legal basement suite presents a rental income opportunity to assist with the mortgage. This property also features a new roof (2021), an upstairs laundry, and an updated kitchen with a quartz countertop and island. The backyard has new concrete, and the main floor living room, kitchen, and hallway have new waterproof laminate flooring. Additionally, the upstairs bedrooms include hardwood flooring and a wardrobe in the bedroom. There's nothing quite like this on the market in Rundle and the surrounding area. Don't wait--this opportunity won't last long! Contact your favorite realtor today. (id:6769)

Living room 29.00 Ft x 13.67 Ft

Bedroom 12.92 Ft x 12.58 Ft

Bedroom 12.17 Ft x 10.92 Ft

Bedroom 8.42 Ft x 10.25 Ft

Dining room 8.83 Ft x 15.67 Ft

Kitchen 15.75 Ft x 9.33 Ft

4pc Bathroom 4.92 Ft x 10.58 Ft

Laundry room 9.00 Ft x 5.25 Ft

Furnace 6.33 Ft x 5.92 Ft

Living room 14.67 Ft x 14.08 Ft

Primary Bedroom 13.58 Ft x 11.58 Ft

Bedroom 10.83 Ft x 18.83 Ft

Bedroom 13.58 Ft x 8.08 Ft

Dining room 9.17 Ft x 13.17 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

3pc Bathroom 4.92 Ft x 7.58 Ft

Kitchen 12.75 Ft x 15.00 Ft

Foyer 5.33 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd., Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net