



115 Rundlev Drive Calgary Alberta

\$535,000

Fantastic investment opportunity! A very well maintained bi-level with illegal basement suite sitting on a corner lot in the heart of Rundle. The main level boasts large windows bringing in loads of natural light. Lots of cupboard space in the kitchen and a back door that leads to the deck looking over the spacious, fenced backyard. Two well-sized bedrooms and a shared bathroom provide comfortable living space, while the convenient main-level laundry adds extra functionality. The illegal basement suite features an additional bedroom, a three-piece bathroom, and a spacious living area complete with a cozy fireplace. The kitchen in the basement suite enhances its potential as a rental unit or extended family space. A detached, oversized single garage provides secure parking and extra storage. Located in a well-established community, this home is close to schools, parks, shopping, transit, and other fantastic amenities. Don't miss this opportunity and call for your viewing today! (id:6769)

Office 14.08 Ft x 7.17 Ft

Bedroom 11.00 Ft x 8.50 Ft

Other 11.33 Ft x 8.75 Ft

Dining room 4.67 Ft x 6.50 Ft

Living room 13.58 Ft x 12.00 Ft

3pc Bathroom 11.50 Ft x 4.75 Ft

Laundry room 4.33 Ft x 6.92 Ft

Furnace 5.42 Ft x 3.92 Ft

Bedroom 14.08 Ft x 7.17 Ft

Other 6.25 Ft x 3.92 Ft

Kitchen 10.00 Ft x 12.50 Ft

Other 2.92 Ft x 4.00 Ft

Dining room 8.00 Ft x 10.33 Ft

Living room 14.83 Ft x 14.17 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Primary Bedroom 11.00 Ft x 14.00 Ft

Bedroom 8.58 Ft x 13.92 Ft

Laundry room 1.92 Ft x 6.25 Ft

Listing Presented By:



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