



## 232 Rundlecairn Road Calgary Alberta

\$512,500

Welcome to your new home in Rundle! This meticulously maintained and thoughtfully updated 2+1 Bedroom Bi-Level offers IMMEDIATE POSSESSION and is situated in a prime location, within walking distance to multiple schools and major transportation and transit routes. Step into modern living with updates completed between 2010-2011, including new bathrooms, a roof with a lifetime warranty, furnace, a majority of the windows, kitchen, stainless appliances, and flooring throughout. The master bedroom easily accommodates a king-sized bed, leaving ample space for additional dressers. This versatile home provides numerous possibilities. Whether you're considering living upstairs and renting down, exploring multi-generational living, or transforming the basement into a 1-bedroom suite, this property is perfectly suited to your needs. A secondary suite would be subject to approval and permitting by the city/municipality. OR, you could easily add a 4th bedroom in the basement! The separate walk-up entrance facilitates easy access and includes shared laundry facilities, a spacious bedroom, and a living room with large above-grade windows. Imagine the potential of adding a kitchen with plumbing and drainage conveniently nearby. Your new residence comes complete with a massive OVERSIZED 26 X 22 HEATED AND INSULATED DOUBLE DETACHED GARAGE, equipped with 220 power, and an additional parking space. The west-facing landscaped backyard, fully fenced for privacy, features a large concrete pad, offering an ideal spot for outdoor activities. This MOVE-IN-READY home combines functionality with comfort, making it an excellent choice for those seeking a seamless transition. Don't miss the opportunity to make this residence your own and experience the convenience and quality it has to offer! (id:6769)

Recreational, Games room 26.17 Ft x 10.67 Ft

Laundry room 14.17 Ft x 9.50 Ft

Bedroom 12.92 Ft x 11.42 Ft

4pc Bathroom 12.92 Ft x 11.42 Ft

Other 13.50 Ft x 13.17 Ft

Living room 15.50 Ft x 11.92 Ft

Primary Bedroom 13.50 Ft x 12.17 Ft

Bedroom 12.33 Ft x 8.92 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca