

# **\$520,000 - 252 Rundlevue Drive Ne, Calgary**

MLS® #A2233161

**\$520,000**

4 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.14 Acres

Rundle, Calgary, Alberta

Beautiful bi-level home in a very sought part of Rundle, situated on a quiet street, with great low maintenance curb appeal, a HUGE fenced yard, and room to park two cars on the property (or a camping trailer) and 4 more available spots in front of the house. Back alley too, in case you want to add a garage in the future( there is a back alley) . You can also build a tandem two car garage instead of keeping the shed and the greenhouse and keep the large yard as is . The main floor includes a very spacious East facing living room and a West facing kitchen and dining room. Quartz counters in the kitchen, lots of cabinets, gas stove, a very deep double sink and also a reverse osmosis system, so you don't have to buy bottled water. Plus laminate floors in the kitchen/living room/dining area, for easy maintenance. Two bedrooms and a full bath are also on this floor. The sunny deck has also a very large storage space underneath. You have your own hot tub and a generous yard, with raspberry bushes, sour cherry trees, apple trees, and a fire pit, to enjoy those cool nights. The basement includes a rec room, the utility room with lots of room for storage, & two more bedrooms plus a full bath. You can enlarge the rec room but just making the utilities room smaller. Very close proximity to Calgary Public Library, Lester B. Person high school, St. Rose of Lima Jr high school, shopping and Village Square Leisure Centre. Other features include: stucco exterior, that keeps the house warm in winter and cool in



the summer, 2024 new patio doors and main floor windows, water softener & reverse osmosis system. The other windows were changed prior to 2024. The two large IKIA closets in the bedrooms stay with the house. Call your realtor today for a showing and make this pretty home yours.

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233161    |
| Price          | \$520,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 924         |
| Acres          | 0.14        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 252 Rundlevview Drive Ne |
| Subdivision | Rundle                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y1H8                   |

**Amenities**

|                |                   |
|----------------|-------------------|
| Parking Spaces | 2                 |
| Parking        | RV Access/Parking |

**Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Quartz Counters                                            |
| Appliances        | Dishwasher, Refrigerator, Dryer, Gas Stove, Washer, Window |

|              |                           |
|--------------|---------------------------|
|              | Coverings, Water Softener |
| Heating      | Forced Air                |
| Cooling      | None                      |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco                          |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 123             |
| Zoning         | R-CG            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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