# \$520,000 - 252 Rundleview Drive Ne, Calgary

MLS® #A2233161

#### \$520,000

4 Bedroom, 2.00 Bathroom, 924 sqft Residential on 0.14 Acres

Rundle, Calgary, Alberta

BEST PRICED HOME IN RUNDLE! 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 Rundleview 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

#### **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 136

Zoning R-CG

### **Listing Details**

Listing Office URBAN-REALTY.ca

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