

# \$539,900 - 252 Rundlevue Drive Ne, Calgary

MLS® #A2233161

**\$539,900**

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. 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, and two more bedrooms. 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, and water softener. The other windows were changed prior to 2024.Â

Built in 1974



## Essential Information

MLS® #	A2233161
Price	\$539,900
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 Rundlevue 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, Dryer, Refrigerator, Washer, Water Softener, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, 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	55
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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