



GRASSROOTS
REALTY GROUP

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255 Rundleridge Drive NE
Calgary, Alberta

MLS # A2273085



\$669,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,104 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Oversized, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Paved, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: n/a

Welcome to a home that has been completely transformed from top to bottom with modern finishes and thoughtful design. This move-in-ready property offers the ideal blend of style, function, and flexibility, perfect for families, multi-generational living, or investors. Inside, you will find wide-plank vinyl flooring, an open-concept layout, sleek pot lighting throughout, fresh paint from top to bottom, and all new doors and casings. The upgraded kitchen features matte cabinetry, granite countertops, a porcelain marble backsplash, and black stainless steel appliances, creating a beautiful and practical space for everyday living and entertaining. The main level includes a cozy living area with a wood-burning fireplace, three comfortable bedrooms, and a fully updated bathroom. The lower level adds exceptional versatility with a spacious primary bedroom and private ensuite, plus an additional 1-bed/1-bath illegal suite with its own kitchen and separate entrance. This setup is ideal for extended family or a nanny suite. Outside, the upgrades continue with new stucco, a new roof, updated concrete and deck, modern fencing, and a new garage door. Come see it in person. This one truly stands out!