



GRASSROOTS
REALTY GROUP

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255 Rundleridge Drive NE
Calgary, Alberta

MLS # A2276432



\$657,500

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,104 sq.ft.	Age:	1975 (51 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 this beautifully renovated home, transformed from top to bottom with modern finishes and thoughtful design. This move-in-ready property offers an ideal blend of style, function, and flexibility, making it perfect for families, multi-generational living, or investors. Inside, you'll find wide-plank vinyl flooring, an open-concept layout, pot lighting throughout, and fresh paint from top to bottom, complemented by all-new doors and casings. The upgraded kitchen features matte cabinetry, granite countertops, a porcelain marble backsplash, and black stainless steel appliances, creating a stylish and practical space for everyday living and entertaining. The main level offers a cozy living area with a wood-burning fireplace, three comfortable bedrooms, and a fully updated bathroom. The lower level provides exceptional versatility with a spacious primary bedroom and private ensuite, along with an additional 1-bed/1-bath illegal suite complete with its own kitchen. The basement has recently been opened up to allow interior access from the main home while still maintaining a separate exterior entrance, creating a smooth and functional transition between levels. This setup is ideal for extended family, a nanny suite, or potential rental income. Outside, the updates continue with new stucco, a new roof, refreshed concrete and decking, modern fencing, and a new garage door, offering both curb appeal and peace of mind. The home is now vacant, clean, and ready for immediate possession. Come see it in person and experience all it has to offer!