



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

255 Rundleridge Drive NE
Calgary, Alberta

MLS # A2280782



\$599,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

JUDICIAL SALE, NO COURT DATE SET CURRENTLY: Step into a home where the hard work has already been done. This extensively upgraded property has been reimagined inside and out, delivering a clean, modern aesthetic with a highly functional layout that adapts to a variety of lifestyles. Whether you're looking for a family home, space for extended living, or an income-generating opportunity, this one checks all the right boxes. The interior showcases durable wide-plank vinyl flooring, a bright open layout, recessed lighting throughout, and a fresh, cohesive colour palette. Every detail has been refreshed, including new doors, trim, and finishes, giving the home a polished, turnkey feel. At the heart of the home is a striking kitchen featuring sleek cabinetry, granite counters, a porcelain marble backsplash—designed to be both stylish and practical for daily life and entertaining. Upstairs, you'll find a welcoming living space anchored by a wood-burning fireplace, three well-sized bedrooms, and a completely renovated full bathroom. The lower level offers impressive flexibility, with a generous primary bedroom and private ensuite, plus a separate one-bedroom, one-bath illegal suite with its own kitchen. Recently reconfigured to allow interior access while preserving a private exterior entrance, the basement layout provides seamless functionality without sacrificing privacy—ideal for multi-generational living, guests, or rental potential. Exterior upgrades add even more value, including new stucco, a new roof, updated concrete and decking, contemporary fencing, and a new garage door. Don't miss the large 19 x 18 workshop connected to the garage, ideal for the handy types or the ones in need of extra storage. The home is vacant, spotless, and ready for immediate possession. A thoughtfully upgraded property that offers comfort, versatility, and long-term

value—this is one you’ll want to see in person.