



GRASSROOTS
REALTY GROUP

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557 Rundleville Place NE
Calgary, Alberta

MLS # A2287960



\$675,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,278 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: N/A

Welcome to this well-maintained home situated on a spacious corner lot in a quiet cul-de-sac in the established community of Rundle. Set on an impressive nearly 6,500 sq. ft. lot, this property offers exceptional space and flexibility for families or investors. The bright walk-out basement features large windows, two bedrooms, a full bathroom, and a kitchen area, creating excellent potential for extended family living. The basement setup is currently an illegal suite, offering great revenue or multi-generational living possibilities. A sauna (requiring reconnection) adds additional value and potential. The main level offers a functional layout with a well-appointed kitchen that includes a cozy nook area, sliding patio doors leading to the deck, and convenient access to the backyard and detached storage. The home has been kept neat and tidy, reflecting pride of ownership throughout. The spacious primary bedroom features a large closet and private half bath, while one additional bedroom offers generous built-in storage including closet, shelving, and linen space. Some windows are equipped with security bars for added peace of mind. Ideally located within walking distance to elementary and junior high schools and just minutes from the LRT, Peter Lougheed Centre, shopping, parks, and major roadways. A fantastic opportunity on a large lot in a prime NE location with income potential.