



**236 Rundlevi Drive NE
Calgary, Alberta**

MLS # A2146100



\$674,999

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,315 sq.ft.	Age:	1974 (50 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: wardrobe

6 BEDROOMS | LEGAL BASEMENT SUITE | 3 FULL BATHROOMS | LIVE-UP-AND-RENT-DOWN | OVER 2,500 SQ FT OF LIVING AREA | AN OVERSIZED DETACHED GARAGE | SEPARATE ENTRANCE | SEPARATE LAUNDRY. Welcome to this stunning property in Rundle that truly has it all! Featuring 6 bedrooms, a legal basement suite, 3 full bathrooms, over 2,500 sq ft of living area, an oversized detached garage, separate entrance, live-up-and-rent-down capability, and separate laundry facilities for both floors. Situated on a large lot of 5,200 sq ft, this home offers versatility and ample space for large families or savvy investors. Close to all amenities, the legal basement suite presents a rental income opportunity to assist with the mortgage. This property also features a new roof (2021), an upstairs laundry, and an updated kitchen with a quartz countertop and island. The backyard has new concrete, and the main floor living room, kitchen, and hallway have new waterproof laminate flooring. Additionally, the upstairs bedrooms include hardwood flooring and a wardrobe in the bedroom. There's nothing quite like this on the market in Rundle and the surrounding area. Don't wait—this opportunity won't last long! Contact your favorite realtor today.