



GRASSROOTS
REALTY GROUP

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219 Rundlevue Drive NE
Calgary, Alberta

MLS # A2209617



\$595,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,196 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Front Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Level		

Heating:	Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Built-in Features, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: 2nd fridge, Shed, shelving in the house, garage shelving, garage heater, One garage door opener and two remotes (tall door does not have an opener)

Welcome to fully developed, 4 bedroom bungalow, at 219 Rundlevue Dr NE. A playground is one house away, schools are within walking distance, plus the Village Square Leisure Center, plus shopping & restaurants. MASSIVE yard, with gated RV parking on the side, plus 2 additional off street parking stalls, PLUS an OVERSIZED double detached garage. Garage has a 10' door, plus a 6' door with a 12ft ceiling. It has its own electrical panel, plus is heated and has 220v. Tons of shelving makes this garage even more usable. East facing back yard has a gazebo, & tons of space for the kids to run. Front door, plus screen door are both new. Updated flooring throughout the main floor. Windows on the main floor are new. Eat in kitchen, plus separate dining room. Master bedroom, w/ ensuite. Massive rec room in the basement, w/ 2 fireplaces. Dry bar in the basement. Tons of storage space, plus a cold room for all your goodies. Hot water tank is 5 years, plus washer & dryer are new.