

\$649,900 - 172 Rundlehill Drive Ne, Calgary

MLS® #A2106804

\$649,900

4 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.13 Acres

Rundle, Calgary, Alberta

Introducing this charming 4-level split home nestled on a corner lot in the desirable Rundle Neighborhood ! Boasting three bedrooms up with master ensuite rooms total of 3 bathrooms, this property offers ample space for comfortable living. As you step into the main level, you're greeted by a spacious and large living room, perfect for entertaining guests or relaxing with family. The sliding doors lead you to the sunny and inviting open kitchen area, featuring beautiful cabinetry and plenty of storage space to accommodate your needs. With new windows illuminating the space, cooking and dining become even more enjoyable.

Venture downstairs to discover a finished lower level and basement, providing additional living space. bedroom and a bathroom on this level offer versatility, ideal for accommodating teenagers or overnight guests. Ample storage throughout ensures that everything has its place.

Outside, you'll find a large double car garage 22x36 with a generous workshop area, RV parking space, and an expansive yard, perfect for outdoor activities or gardening enthusiasts. The shaded front deck adds to the home's curb appeal, inviting you to relax and enjoy the surroundings.

Conveniently located within walking distance to two schools and with easy access to bike paths, shopping, and the nearby hospital, this



home offers the perfect blend of classic charm and modern conveniences. Don't miss out on the opportunity to make this your dream home!

Built in 1975

Essential Information

MLS® #	A2106804
Price	\$649,900
Sold Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	172 Rundlehill Drive Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2P6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2024
Date Sold	February 26th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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