

# **\$539,900 - 252 Rundlevue Drive Ne, Calgary**

MLS® #A2233161

**\$539,900**

3 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.14 Acres

Rundle, Calgary, Alberta

Beautiful bi-level home in a very sought part of Rundle, with 3 bedrooms and one office that can be converted into the fourth bedroom( seller is also as a bedroom, as this room is very large and it has a closet) , plus 2 full baths. Situated on a quiet street, with great low maintenance curb appeal, a HUGE fenced yard, and room to park two cars on the property (or a camping trailer) and 4 more available spots in front of the house. Back alley too, in case you want to add a garage in the future. The main floor includes a very spacious East facing living room and a West facing kitchen and dining room. Quartz counters in the kitchen, lots of cabinets, gas stove, a very deep double sink and also a reverse osmosis system, so you don't have to buy bottled water. Plus laminate floors in the kitchen/living room/dining area, for easy maintenance. Two bedrooms and a full bath are also on this floor. The sunny deck has also a very large storage space underneath. You have your own hot tub and a generous yard, with raspberry bushes, sour cherry trees, apple trees, and a fire pit, to enjoy those cool nights. The basement includes a rec room, the utility room with lots of room for storage, a bedroom and another full bath and a very large office that can be converted into a 4th bedroom. Very close proximity to Calgary Public Library, Lester B. Person high school, St. Rose of Lima Jr high school, shopping and Village Square Leisure Centre. Other features include: stucco exterior, that keeps the house



warm in winter and cool in the summer, 2024  
new patio doors and main floor windows, and  
water softener. The other windows were  
changed prior to 2024.Â

Built in 1974

**Essential Information**

MLS® #	A2233161
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	252 Rundlevview Drive Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y1H8

**Amenities**

Parking Spaces	2
Parking	RV Access/Parking

**Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Water Softener, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	54
Zoning	R-CG

### Listing Details

Listing Office	URBAN-REALTY.ca
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