

**255 Rundleridge Drive NE  
Calgary, Alberta**

**MLS # A2280782**



**\$599,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

  

<b>Inclusions:</b>	none
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**JUDICIAL SALE, NO COURT DATE SET CURRENTLY:** Step into a home where the hard work has already been done. This extensively upgraded property has been reimaged inside and out, delivering a clean, modern aesthetic with a highly functional layout that adapts to a variety of lifestyles. Whether you're looking for a family home, space for extended living, or an income-generating opportunity, this one checks all the right boxes. The interior showcases durable wide-plank vinyl flooring, a bright open layout, recessed lighting throughout, and a fresh, cohesive colour palette. Every detail has been refreshed, including new doors, trim, and finishes, giving the home a polished, turnkey feel. At the heart of the home is a striking kitchen featuring sleek cabinetry, granite counters, a porcelain marble backsplash—designed to be both stylish and practical for daily life and entertaining. Upstairs, you'll find a welcoming living space anchored by a wood-burning fireplace, three well-sized bedrooms, and a completely renovated full bathroom. The lower level offers impressive flexibility, with a generous primary bedroom and private ensuite, plus a separate one-bedroom, one-bath illegal suite with its own kitchen. Recently reconfigured to allow interior access while preserving a private exterior entrance, the basement layout provides seamless functionality without sacrificing privacy—ideal for multi-generational living, guests, or rental potential. Exterior upgrades add even more value, including new stucco, a new roof, updated concrete and decking, contemporary fencing, and a new garage door. Don't miss the large 19 x 18 workshop connected to the garage, ideal for the handy types or the ones in need of extra storage. The home is vacant, spotless, and ready for immediate possession. A thoughtfully upgraded property that offers comfort, versatility, and long-term

value&mdash;this is one you&rsquo;ll want to see in person.