



**214 Rundview Close NE
Calgary, Alberta**

MLS # A2315435



\$608,800

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Refrigerator x2, Electric Range x2, Microwave Hood Fan, Range Hood, Dishwasher, Washer x2, Dryer x2

FULLY RENOVATED!! ILLEGAL SUITE BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 4 BEDROOMS & 3 BATHS!! DOUBLE DETACHED GARAGE!! Welcome to this beautifully renovated home offering 2000+ SQFT OF LIVING SPACE!! Stepping onto the main floor, you are welcomed by a bright living area filled with natural light from the large windows, creating a warm and inviting atmosphere. The kitchen features stainless steel appliances, a central island, and flows seamlessly into the dining area — perfect for both everyday living and entertaining. From the dining area, step out onto the backyard deck overlooking the backyard space. The main floor offers 3 well-sized bedrooms including the PRIMARY BEDROOM with its own 3PC ENSUITE BATH, while the other two bedrooms share a modern 4PC BATH. Convenient MAIN FLOOR LAUNDRY adds extra practicality to this thoughtfully designed layout. The ILLEGAL SUITE BASEMENT with SEPARATE ENTRANCE provides great flexibility. It features a rec room, kitchen, separate laundry, a 4PC BATH, spacious bedroom, plus a den that can easily be used as second bedroom. Outside, enjoy the backyard along with the DOUBLE DETACHED GARAGE. Located close to schools, parks, shopping, this home offers a fantastic opportunity. WHETHER YOU'RE LOOKING TO LIVE, INVEST, OR DO BOTH — THIS HOME CHECKS ALL THE RIGHT BOXES!!