



GRASSROOTS
REALTY GROUP

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6824 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2229648



\$489,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	880 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Insulated, Off Street, On Street, Oversized, Parking Pad, RV Access		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Separate Entrance		

Inclusions: Shed in backyard, Fridge and Stove in basement, TV Mount

1700 SQ FT OF LIVING SPACE! Pineridge home UNDER \$490K! Welcome to this Well-Maintained, Upgraded Home with Fully Developed Basement and Oversized Single Garage!! This home offers excellent value with numerous updates and features throughout. Perfect for an investment or for a young professional couple, or for multi-generational living. The SPLIT SIDE ENTRY provides direct access to the FULLY DEVELOPED BASEMENT making it easy if you are looking for a separate entrance. The home includes an OVERSIZED 18' x 22' GARAGE, fully finished inside—perfect for secure parking, storage, or a workshop. Interior upgrades include: new windows, shingles, updated flooring, and renovated bathrooms. The kitchen has new appliances (2022) including an INDUCTION STOVE. The fully FINISHED BASEMENT features a spacious family room with feature wood-burning fireplace, one bedroom and an extra flex room for an office, hobby room or even a quiet space to do some yoga. An updated 3-piece bathroom, and separate laundry/utility room round out the space.. Enjoy outdoor living on the large deck in a private, fenced yard with rear lane access and RV parking. A storage shed adds additional utility. Close to playground and parks and schools, with easy access to transit, major roads and amenities nearby. *Please note that the photos were taken when the previous tenant was in place. Property is now vacant.* A well-cared-for home inside and out—move-in ready! Don't miss this opportunity!