



GRASSROOTS
REALTY GROUP

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6203 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2245518



\$840,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 2,248 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 7 | Baths: | 2 full / 2 half |
| Garage: | Driveway, Off Street, On Street | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped | | |

| | |
|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Laminate Counters, No Smoking Home, Storage |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: 2nd fridge, 2nd stove, 2nd hood fan

Perfectly located full duplex located directly across the street from Pineridge school and there are 2 more schools and a rec centre kitty corner from the property and it's directly across the street from a strip mall as well! Location doesn't get any better! one side (6203) has 3 bedrooms upstairs and a 4th bedroom downstairs, open floor plan on the upper level with a large kitchen, dining area and a living room. There is a 2 piece ensuite bathroom as well as a full 4 piece bathroom. The basement has the bedroom, tons of storage in the mechanical/laundry room and the front attached single garages have been turned into living spaces (there is drywall and insulation done - just needs flooring to finish it off and turn it into a rec room) The yard can accommodate a detached garage if you wanted to leave the converted garages as is. Great opportunity for investors with great built in tenants! ALL levels and grades of schools are located within a kilometer of this duplex, Strip mall and a convenience store directly across the street, bus stop right outside your door and Easy access to Stoney and Deerfoot trails, downtown, airport, local amenities and so much more!