



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5920 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2247906



\$649,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,230 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Veneer	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: N/A

5 BEDROOMS | 2.5 BATHROOMS | TRIPLE GARAGE DETACHED | 2 BEDROOM ILLEGAL SUITE Welcome to this exceptional bungalow located in the heart of Rundle, one of northeast Calgary's most established and accessible communities. This beautifully updated home offers the perfect blend of function, comfort, and convenience, making it ideal for families, multi-generational households, or savvy investors. Situated in a prime location, this property is within walking distance to an impressive array of local amenities including the Village Square Leisure Centre with its pools and fitness facilities, Gold's Gym, Dollarama, Shoppers Drug Mart, and the highly regarded Lester B. Pearson High School. Whether you need groceries, fitness, recreation, or education, everything is just steps from your door. Commuting is a breeze with easy access to public transit and major routes—only a 5-minute drive to 16th Avenue (Trans-Canada Highway), connecting you quickly to downtown, the airport, or anywhere else in the city. As you step inside, you're welcomed by a spacious living room with soaring vaulted ceilings that create a bright and airy atmosphere perfect for relaxing or entertaining. The kitchen has been tastefully updated with granite countertops, ample cabinet space, and a functional layout ideal for everyday use. The main floor offers three well-sized bedrooms, including a large primary bedroom complete with its own private 2-piece ensuite. Recent upgrades throughout the home include brand new luxury vinyl plank flooring across the entire main level, as well as newly installed tile in both bathrooms, giving the space a fresh and modern feel. The fully finished basement significantly expands the home's livable space and includes a recently renovated 2-bedroom illegal suite with its own separate entrance. This illegal suite

features a full kitchen, living area, and updated finishes—making it perfect for extended family, guests, or as a mortgage helper. Whether you're looking for rental income or flexible living arrangements, this lower-level suite provides valuable potential. Outside, the property boasts an oversized backyard that's perfect for entertaining, gardening, or simply enjoying time with family and friends. A covered patio area offers shade and shelter for year-round use, and the expansive yard includes space for RV parking—ideal for those with trailers, boats, or additional vehicles. One of the rarest and most attractive features of this property is the detached triple garage, fully heated for year-round comfort and use. This garage provides abundant space for vehicles, storage, a workshop, or even a home gym—truly a rare find in this central northeast location. This home checks all the boxes—functional layout, thoughtful updates, rental potential, and unbeatable location. Whether you're a first-time homebuyer, an investor, or someone looking to accommodate a growing or extended family, this is a unique opportunity to own a move-in-ready property in a amenity-rich neighborhood.