



GRASSROOTS
REALTY GROUP

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4728 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2251784



\$789,900

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|------------------|---|---------------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,075 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, RV Access/Parking | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier | | |

Inclusions: Basement suite appliances

This beautifully upgraded investment property is move-in ready and packed with value. Featuring a total of 4 bedrooms, 2.5 bathrooms, 2 full kitchens, 2 laundry rooms, and numerous upgrades, this home is perfect for homeowners and investors alike. The photos truly speak for themselves—you must see it in person to appreciate the quality time and efforts that went into the home. The ultimate option for house hacking - Earn with confidence. Own with pride! **UPPER LEVEL:** Fully renovated and freshly painted, the upper level showcases premium 3/4-inch hardwood flooring throughout (excluding the main bathroom and laundry). The modern kitchen boasts granite countertops, a 2022 Samsung appliance package (including a Wi-Fi enabled fridge with a 12"x24" screen), and a spacious dining room with French doors leading to a new composite deck. Enjoy the comfort of a high-efficiency central A/C system (installed in 2023), costing approximately \$8/month in electricity. A 62-inch TV is ceiling-mounted in the spacious primary bedroom, which also features a newly added ensuite half-bath. The main bathroom includes double sinks, granite countertops, new tub, shower head, cabinetry, and storage closet. A second large bedroom and Electrolux washer/dryer (on pedestals) complete the upper level. **LOWER LEVEL — LEGAL SUITE:** Fully approved by the City of Calgary, this legally suited basement is a fantastic mortgage helper. It includes 2 bedrooms, a spacious kitchen with brand-new 2025 appliances, a cozy living room with its own fireplace, and a full 4-piece bathroom. Brand new carpet (2025) and laminate flooring provide a clean, modern finish. **EXTERIOR:** Extensively upgraded with a new roof (2024), new front siding, new gutters/eavestroughs (June 2025), new retaining wall, and a new front stairway. A freshly landscaped lawn and new concrete

backyard include a charming flower patch, apple tree, and a 10x12 gazebo (included in sale). The oversized double detached garage features two sliding barn doors, and there's also a massive 6-car parking pad with room for a 39.5-ft motorhome. A 6-ft tall electric gate allows easy and secure access—it's an impressive setup that must be seen in motion to be fully appreciated. **ADDITIONAL FEATURES:** -Brand new windows and doors throughout -Upgraded electrical outlets, light switches, and light fixtures -Four exterior surveillance cameras (included in sale) -Elegant hardwood staircase and chandelier at main entrance **LOCATION:** Situated in a family-friendly neighbourhood close to schools, shopping centres, malls, and all essential amenities. Don't miss this rare opportunity—live in luxury upstairs while your legal suite pays the bills!