



GRASSROOTS
REALTY GROUP

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2404 51 Street NE
Calgary, Alberta

MLS # A2254437



\$480,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Chandelier, Closet Organizers, Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: All Sheds on the property

Welcome to this Rundle bungalow offering over 1,000 sq ft on the main floor plus a developed basement, an oversized double garage, and ample parking and storage with the benefit of a paved back lane. The roof was replaced in 2024, and the furnace (2019) and hot water tank have been well maintained, giving peace of mind on some big-ticket items. The home sides on to a playground with only one direct neighbour — a rare find that adds privacy and a family-friendly setting. The street is a designated playground zone, so traffic naturally slows, creating a quieter and safer environment. Inside, the layout provides a comfortable living space with potential to make it your own. The basement development offers additional flexible space for family, hobbies, or storage. The location is exceptional: walking distance to Village Square Leisure Centre, the public library, schools, shopping, and transit, with Peter Lougheed Hospital just minutes away. Offered as is, where is, this property is a fantastic opportunity for first-time buyers looking to build equity or investors seeking a well-located rental in a connected community.