



GRASSROOTS
REALTY GROUP

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2351 50 Street NE
Calgary, Alberta

MLS # A2254491



\$239,900

Division:	Rundle		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	473 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs		

Inclusions: n/a

Welcome to the community of Rundle in NE Calgary! This 2-bedroom, 1 full 4-piece bath half duplex offers great potential for first-time buyers or savvy investors looking for a project. With a little TLC, this property could truly shine and become a cozy home or a strong addition to your rental portfolio. The functional layout includes a bright living area with wood burning fireplace and newer windows, kitchen space with plenty of cupboard space, and access to a private deck off the back—perfect for enjoying outdoor relaxation and your morning coffee! The home comes with 1 assigned parking stall for your convenience. Located in a family-friendly neighborhood, you'll appreciate being close to schools, parks, shopping, public transit, and all the amenities the NE has to offer. Don't miss this opportunity to get into the market and create value with this affordable property in Rundle!