



**GRASSROOTS**  
REALTY GROUP

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**2404 51 Street NE**  
**Calgary, Alberta**

**MLS # A2281937**



**\$674,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Over		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Electric Range (main + basement), Refrigerator (main + basement), Dishwasher (main)

It is incredibly rare to find a home that has been so thoughtfully and fully reimagined from the studs up, but this Rundle beauty truly delivers. Tucked away on a peaceful street that directly borders a park and playground, this is a move-in-ready sanctuary. The standout feature here is the brand-new LEGALIZED 2-bedroom basement suite, which boasts a second full bathroom, a feature that is nearly impossible to find and provides a massive advantage for rental income or multi-generational living. The roof was replaced in 2024 and the furnace in 2019, giving you peace of mind for some big-ticket items. Upstairs, you'll find high-end finishes, BRAND NEW appliances, beautiful feature walls, and an oversized garage for parking and your storage needs.