



2404 51 Street NE
Calgary, Alberta

MLS # A2281937



\$645,000

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

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

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

2 bed + 2 bath legal suite - fully renovated and move in ready! This turnkey bungalow is ideally located beside a park with no neighbours on one side, offering added privacy and open green space. Situated in the established community of Rundle, the home is close to schools, transit, shopping, and provides easy access throughout Calgary. The main level offers 3 bedrooms, including a primary bedroom with a private 2-piece ensuite, a bright, modern layout, and brand-new appliances. The lower level features a legal 2 bedroom suite with 2 bathrooms, including its own primary bedroom, ideal for strong rental appeal or multi-generational living. With a detached double garage this property is perfect for investors or homeowners. Book your showing today!