



GRASSROOTS
REALTY GROUP

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2309 50 Street NE
Calgary, Alberta

MLS # A2284826



\$629,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Paved, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this fully renovated, east-facing bi-level home located in the established community of Rundle, situated on a large 50 x 110 ft lot. The main floor offers a bright and functional layout featuring a modern kitchen, dining area, spacious living room, convenient laundry, a full bathroom, two bedrooms, and a primary bedroom with a 4-piece en-suite. The fully renovated basement includes an illegal suite with a separate entrance, complete with its own kitchen, large living room, two bedrooms, a full bathroom, and private in-suite laundry—ideal for extended family or rental potential. The property also features a detached oversized double garage along with an additional parking pad in the backyard, providing ample parking and storage. Conveniently located close to elementary, junior high, and high schools, public transit including bus routes and LRT station, shopping, and other amenities, this home presents an excellent opportunity for both homeowners and investors.