



2309 50 Street NE  
Calgary, Alberta

MLS # A2284826

**\$629,900**



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

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