



**6503 Rundlehorn Drive NE
Calgary, Alberta**

MLS # A2296873



\$460,000

Division:	Pineridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,212 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: Dishwasher, Dryer, Electric Stove, Rangehood, Refrigerator, Washer, All Window Coverings, Microwave, basement bedrooms' cabinets (2)

Beautifully maintained and thoughtfully updated 2-storey home with 5 bedrooms and 2.5 baths—perfect for a growing family! The upper level offers 3 spacious bedrooms and a full bath. The bright and inviting main floor features a welcoming living room with a fireplace, a convenient half bath, and a spacious kitchen with a dining nook that opens to the patio and backyard. The professionally finished basement (2022, with permits) adds a large recreation room, 2 additional bedrooms, and a full bathroom—ideal for guests, a home office, or extra living space. Recent upgrades include roof shingles (2020), a high-efficiency furnace (2020), a renovated 4-piece bath, newer flooring throughout, a newer front entry door, a newer fence, recent paint, newer stainless-steel appliances, and an upscale washer and dryer set. You can park 2 cars at the back and there is enough space to build a detached garage. Centrally located near schools, parks and playgrounds, transit, shopping, and other amenities, this home also boasts landscaped front and back yards, adding excellent curb appeal. A rare opportunity to own a 5-bedroom home with bathrooms on all levels, featuring quality updates in a great location! Don't miss this opportunity!