



**4728 Rundlehorn Drive NE
Calgary, Alberta**

MLS # A2299053



\$615,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,081 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Electric Gate, Heated Garage, Parking Pad, RV Ac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Quartz Counters, Separate Entrance		

Inclusions: Basement suite appliances

Beautifully upgraded and move-in ready, this exceptional property offers outstanding value for both homeowners and investors. Featuring 4 bedrooms, 2.5 bathrooms, 2 full kitchens, and 2 separate laundry areas, it provides excellent flexibility and strong income potential. The fully renovated upper level showcases premium 3/4-inch hardwood flooring throughout (excluding bathroom and laundry), complemented by fresh paint and modern finishes. The kitchen is equipped with granite countertops and a 2022 Samsung appliance package, including a Wi-Fi-enabled refrigerator with a 12"x24" screen. The bright and spacious dining area opens through French doors to a new composite deck, perfect for entertaining and everyday living. The main floor also features a spacious living area with a cozy wood-burning fireplace. A high-efficiency central A/C system (2023) ensures year-round comfort. The primary bedroom includes a ceiling-mounted 62-inch TV and a newly added ensuite half-bath. The main bathroom offers double sinks, granite countertops, a new tub, upgraded showerhead, cabinetry, and additional storage. A second bedroom and Electrolux washer/dryer complete this level. The fully legal basement suite (City approved) is an ideal mortgage helper or investment opportunity. It includes 2 bedrooms, a full kitchen with updated cabinetry, countertops, and faucets, separate laundry, and a comfortable living area. A full 4-piece bathroom, brand-new carpet (2025), and laminate flooring complete the space. Exterior upgrades include a new roof (2024), siding, gutters and eavestroughs (2025), retaining wall, and front stairway. The landscaped yard features new exposed concrete, garden space, apple tree, and a 10x12 gazebo. The oversized double detached garage is fully finished and heated. A 39.5-ft RV or motorhome parking pad and a motorized gate provide

added convenience and secure access. Located in a family-friendly neighbourhood close to schools, shopping, parks, and all essential amenities. Do not miss this opportunity and call now to book your showing