

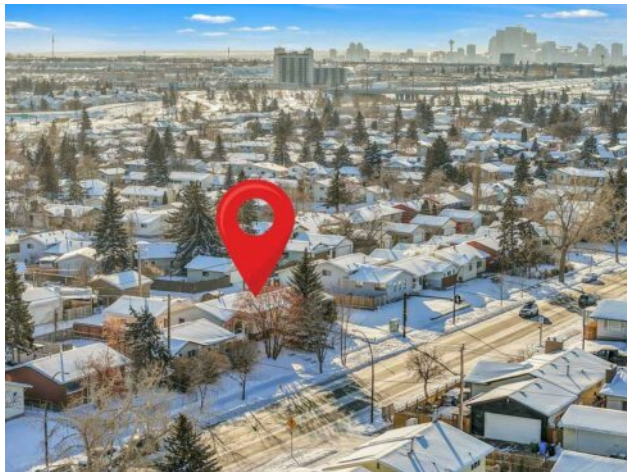


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4263 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2196598



\$579,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	958 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Oversized, Parking Pad, RV Access		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this stunning fully renovated 4-bedroom, 2-bathroom bi-level home in the desirable community of Rundle! Thoughtfully updated inside and out, this home features brand-new windows, a high-efficiency furnace, hot water tank, sleek stainless steel appliances, and a convenient new washer and dryer. The heart of the home is the custom-designed kitchen, boasting modern cabinetry, elegant quartz countertops, and stylish new flooring throughout. For those who love to tinker or need extra storage, the oversized 26' x 26' detached garage is a dream come true—insulated, drywalled, and featuring high ceilings, it's perfect for a backyard mechanic, workshop, or extra storage. There is also a large parking pad beside the garage leaving plenty of room for an RV or additional vehicles. Ideally located on a spacious 50' x 100' lot with a sunny south-facing backyard, this home is perfectly positioned just around the corner from a playground and within walking distance to multiple schools, including Rundle Elementary (1 Block), St. Rupert, Cecil Swanson, Dr. Gordon Higgins, and St. Rose. Easy access adds to the appeal with Rundle C-Train station just a 10-minute walk away, the 48 bus stop right outside, and a short 12-minute drive to downtown or 15 minutes to the airport. With a bi-level design, this home offers incredible potential—the front entry makes it easy to add a separate basement entrance with plenty of room in the basement to add a kitchen. This move-in-ready family friendly home is a rare find in a prime location—don't miss your chance to make it yours! Book your showing today!