



GRASSROOTS
REALTY GROUP

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4748 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2212609



\$549,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,153 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Parking Pad, R		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: all appliances are "as is", 1 garage clicker

24/7 Virtual Open House available! Attention Investors and savvy home buyers: discover this fantastic opportunity in a desirable location near Sunridge shopping centre and Rundle LRT Station. With a little TLC, it promises tremendous value. This bi-level home features three spacious bedrooms and 1.5 bathrooms on the main floor, offering comfortable living for any family at any stage of life. The lower level includes an illegal suite with its own separate outside entrance, complete with two additional bedrooms, two full bathrooms, a laundry area, and a functional layout that adds great potential. The property also boasts a double detached garage along with a parking pad that can accommodate two more vehicles—ideal for multi-tenant living or guests. Whether you're looking to expand your rental portfolio or make this home yours, its a smart choice for investors and homeowners alike.