

6824 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2229648



\$499,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 880 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Insulated, Off Street, On Street, Oversized, Parking Pad, RV Access | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Private, Rectangular | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Concrete, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), See Remarks, Separate Entrance | | |

Inclusions: Shed in backyard, Fridge and Stove in basement, TV Mount

1700 SQ FT OF LIVING SPACE! Pineridge home UNDER \$500K! Welcome to this Well-Maintained, Upgraded Home with Fully Developed Basement and Oversized Single Garage!! This property offers excellent value with numerous updates and features throughout. Perfect for an investment or for a young professional couple, or for multi-generational living. The SPLIT SIDE ENTRY provides direct access to the FULLY DEVELOPED BASEMENT making it easy if you are looking for a separate entrance. The home includes an OVERSIZED 18' x 22' GARAGE, fully finished inside—perfect for secure parking, storage, or a workshop. Interior upgrades include: new windows, shingles, updated flooring, and renovated bathrooms. The fully FINISHED BASEMENT features a spacious family room with feature wood-burning fireplace, one bedroom and an extra flex room for an office, hobby room or even a quiet space to do some yoga. An updated 3-piece bathroom, and separate laundry/utility room round out the space.. Enjoy outdoor living on the large deck in a private, fenced yard with rear lane access and RV parking. A storage shed adds additional utility. Close to playground and parks and schools, with easy access to transit, major roads and amenities nearby. *Please note that the photos of the main floor were taken when the previous tenant was in place. Property is now vacant.* A well-cared-for home inside and out—move-in ready! Don't miss this opportunity!