



**6503 Rundlehorn Drive NE  
Calgary, Alberta**

**MLS # A2296873**

**\$435,000**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!