



**4748 Rundlehorn Drive NE  
Calgary, Alberta**

**MLS # A2302030**



**\$599,999**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<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>	Separate Entrance		

**Inclusions:** NONE

THIS SPACIOUS BI LEVEL IS UNIQUE.IT HAS 3+2 BEDROOMS AND 3.5 BATHROOMS,BASEMENT HAS 2 ILLEGAL SUITES ONE SIDE 1 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND OTHERSIDE HAS ONE BEDROOM ILLEGAL BACHELOR SUITE. WITH BEDROOM AND FULL BATH.MAIN LEVEL WITH 3 BEDROOMS 1.5 BATHS. MASTER BEDROOM WITH HALF BATH ENSUITE AND HUGE DECK,DOUBLE DETACHED GARAGE +2 CARS CEMENTED PAD ON THE BACK. MAIN LEVEL IS VACANT,IF YOU WANT TAKE OVER BOTH BASEMENT TENANTS,YOU CAN HAVE QUICK POSSESSION.THIS BI LEVEL IS CLOSE TO ALL THE AMENITIES,LIKE SCHOOLS,BUS[ON THE BUS ROUTE],LRT AND SUNRIDGE MALL+PETERLAUGHEED HOSPITAL AND RESTAURANTS.MAIN LEVEL VACANT CAN BE SHOWN ANY TIME BASEMENT TENANTS NEED SOME NOTICE.VERY EASY TO SHOW[MAIN LEVEL],SELLER WILL NOT PROVIDE RPR ,INSTEAD PROVIDE TITLE INSURANCE.PLS MENTION AT 9.2 WHEN WRITING AN OFFER.