



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**884 Rundlecairn Way NE
Calgary, Alberta**

MLS # A2312051



\$579,900

| | | | |
|------------------|--------------------------------------------------|---------------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 878 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Heated Garage, Oversized | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Interior Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: Fridge, Airfryer and Toaster Oven (Lower suite) + BBQ and Lawnmower

Investor Alert – 3 Income Streams! Excellent cash-flow opportunity in this Bi-level home featuring a 2 bed upper suite, LEGAL 2 bed basement suite, and a separately rented Oversized double garage with it’s own furnace. Both suites are fully tenanted and offer private entrances, full kitchens, in-suite laundry, laminate flooring, and large windows that create bright, inviting living spaces. Extensive recent upgrades — including a new furnace, hot water tank, and bathroom renovations — ALL the heavy lifting has already been done, making this a true turnkey investment opportunity. Located directly across from a green space, this property offers plenty of parking and is just steps from transit, shopping centres, schools, and recreation facilities. Whether you’re expanding your portfolio or looking for a mortgage helper with strong revenue potential, this property checks all the boxes!