



2411 51 Street NE
Calgary, Alberta

MLS # A2322792



\$645,000

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|------------------|---|---------------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,032 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangula | | |

| | | | |
|--------------------|-------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: 3 refrigerator; 3 electric range; 3 microwave hood fan; 2 washer; 1 dryer; 2 garage shelves; 2 video systems; irrigation system

Attention investors and first-time home buyers! This is an excellent opportunity to own a cash-flowing property offering strong rental potential and long-term stability. Featuring 4 bedrooms and 3.5 bathrooms across 1,892 sq. ft. of thoughtfully designed living space, this property is ideal for investors seeking immediate income while also offering exceptional value for homeowners. Welcome to this bright and beautifully updated bi-level home in the established community of Rundle, known for its mature trees, family-friendly atmosphere, and convenient access to everyday amenities. The home offers a spacious and functional layout filled with natural light, highlighted by a beautifully renovated kitchen with modern finishes and stainless steel appliances, a generous living area, and numerous upgrades throughout. The fully finished basement is uniquely configured with two self-contained living spaces, each offering its own kitchen, bedroom, and bathroom, with laundry as well, providing excellent flexibility for extended family, guests, or additional rental income. Outside, you'll find a detached garage and a large backyard perfect for everyday enjoyment. Additional value comes from key mechanical updates and recent improvements, including a furnace and hot water tank replaced approximately 8 years ago, a garage furnace installed about 5 years ago, several windows replaced in 2019 and additional windows replaced in 2023, the side door replaced in 2025, an irrigation system and all existing window coverings included for added convenience. Situated on a quiet, tree-lined street just minutes from parks, schools, playgrounds, shopping, transit, and recreation amenities, this property combines comfort, space, investment potential, and convenience in a well-connected location. Don't miss this exceptional opportunity—schedule your private showing

today!