



GRASSROOTS
REALTY GROUP

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5608 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2325345



\$409,786

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,232 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d50
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions:	n/a
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Renovated | 3+1 Beds | 2.5 Baths | 1786 sq/ft Living Space. Beautifully Updated Semi-Detached Home in Desirable Pineridge! Welcome to this move-in-ready semi-detached home located in the established community of Pineridge in NE Calgary. Offering 1786 sq/ft of living space with 3 bedrooms, 2.5 bathrooms, and a fully developed basement, this home combines comfort, functionality, and exceptional value. The bright and inviting main floor features brand-new luxury vinyl flooring, fresh paint throughout, and a spacious layout that's perfect for both everyday living and entertaining. The kitchen is equipped with newer appliances and offers ample cabinet and counter space. The renovated bathrooms showcase new vanities, new toilets, and modern finishes, adding a fresh, contemporary touch. Upstairs, you'll find three generously sized bedrooms and a well-appointed bathroom, making it an ideal home for families. The fully finished basement provides a huge recreation room, a den/flex room that can be used as a guest bedroom or home office, and a full bathroom, offering plenty of additional living space for your family's needs. This home has seen numerous valuable upgrades, including: Roof replaced in 2024 with transferable warranty until 2034, All newer vinyl windows, New attic insulation for improved energy efficiency, Fresh paint throughout the entire home, Brand-new luxury vinyl flooring on the main floor and in the bathrooms, Renovated bathrooms with new vanities and toilets, Newer kitchen appliances, Conveniently located close to schools, parks, shopping, public transit, recreation facilities, and with quick access to major roadways, this home offers an excellent opportunity for first-time buyers, growing families, or investors. Don't miss your chance to own this beautifully updated home in one of Northeast Calgary's most established and family-friendly

communities. Book your private showing today!