



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4940 Rundlewood Road NE
Calgary, Alberta

MLS # A2325992



\$495,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

REPLACE YOUR MONTHLY SALARY at a very reasonable price!! Last 3 month's rental revenue was \$3,700, \$3592, \$3840 for April, May, and June 2026 with full occupancy throughout all the years of ownership. This amazing revenue generating property is very close to public transit, many schools (including Lester B Pearson), Grocery, Shopping Centers, many churches and mosques. Most of them are just 10-20 minute walking distance!! This is a terrific investment opportunity!!