



GRASSROOTS
REALTY GROUP

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6609 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2326239



\$395,000

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,215 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Back on market due to financing Welcome to this beautifully updated and exceptionally well-kept half duplex in the heart of Pineridge! Perfect for first-time buyers and young families. This move-in ready home offers a bright and functional layout with numerous renovations and modern updates throughout. The main floor features a spacious living area, an updated kitchen which fills with natural light where you can enjoy your ample cabinetry, counter space, and a comfortable dining area ideal for everyday living and entertaining. Upstairs you'll find generously sized bedrooms and a refreshed full bathroom. Pride of ownership is evident throughout, with thoughtful upgrades and meticulous maintenance over the years. Outside, enjoy a private yard with plenty of space for kids, pets, gardening, or summer gatherings, along with convenient parking. Located on a quiet street close to schools, parks, shopping, transit, and major roadways, this is an excellent opportunity to own a stylish and affordable home in a well established Calgary community. Don't miss your chance to make this fantastic Pineridge property your own!