



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6879 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2328399



\$479,000

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	N/A
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Welcome to this charming bungalow located in the highly sought-after community of Pineridge! New flooring, new windows, new siding, recently painted, ready to move. This home features a well designed main floor layout with a functional kitchen, a bright dining area, and a spacious living room—perfect for family gatherings. You'll also find three generously sized bedrooms and a full 4-piece bathroom on the main level. The basement offers an illegal suite, ideal for extended family or potential rental income, and includes two large bedrooms, a full bathroom, a second kitchen, and a cozy living area. Conveniently located close to shopping, public transit, Village Square Leisure Centre, and within walking distance to Lester B. Pearson High School, this home is a fantastic opportunity for both homeowners and investors alike!