



**GRASSROOTS**  
REALTY GROUP

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**319 Rundlelawn Road NE**  
**Calgary, Alberta**

**MLS # A2331168**



**\$540,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                 |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,104 sq.ft.           | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 9                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Level       |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | See Remarks     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks     |                   |      |

**Inclusions:** NONE

Attention Investors- JUDICIAL SALE, \*unconditions offers only\* This renovated 4-level split BOARDING HOUSE could be a great addition to your rental portfolio. Total of 9 separate bedrooms to rent. The upper level hosts a large primary bedroom with its own 2 piece ensuite plus 2 bedrooms and a spare bathroom. The main level features 2 bedrooms and shared kitchen. The 3 level (lower) has access with separate entrance and hosts a laundry room plus 3 bedrooms. The basement offers a 4 piece shared bathroom, shared kitchen and an eating room. The double garage could also be rented out separately. Located just minutes to a ton of shopping, C-train and Peter Lougheed hospital, this is a very attractive location.