



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6215 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2331714



\$849,900

Division:	Pineridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,250 sq.ft.	Age:	1975 (51 yrs old)
Beds:	8	Baths:	2 full / 2 half
Garage:	Driveway, Front Drive, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Unit 6217 - Washer/Dryer

Welcome to 6215 & 6217 Rundlehorn Dr NE. Rare opportunity to own a full duplex in the community of Pineridge! Live on one side while generating income on the other or the property could be turned into a legal 4Plex. These homes are a mirror of each other with a nice sized kitchen, breakfast nook, living room, 3 bedrooms, 2 pc ensuite and 4 pc bath on the main level and a 4th bedroom, family room, rec room and storage area with laundry space in the basement. In 6215, the main level has been well maintained with the basement ready for new flooring and finishes. Both sides offer legal secondary suite potential - subject to approval and permitting by the city. There is a single attached, front drive garage with additional parking on the driveway and in the rear off the alley. Pineridge Plaza is located conveniently across the street. Walking distance to all levels of school. Commuting is easy with the #48 bus that runs direct to Rundel Station, stopping right out front your front door. Close to all amenities including Monterrey Square, Trans Canada Centre & Sunridge commercial area. Enjoy easy access to 16th Ave, 36 St & Stoney Tr Ring Road. This is the perfect option for investors looking for a property in a highly sought after rental area. Some images in this listing have been virtually staged to showcase the home's potential. Original photographs are available.