



**GRASSROOTS**  
REALTY GROUP

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**6507 Rundlehorn Drive NE**  
**Calgary, Alberta**

**MLS # A2334337**



**\$399,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge                                                                  |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                         |               |                   |
| <b>Style:</b>    | 3 Level Split, Attached-Side by Side                                       |               |                   |
| <b>Size:</b>     | 1,075 sq.ft.                                                               | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Gravel Driveway, Off Street, On Street, Outside              |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street |               |                   |

|                    |                                                                                                                       |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding , Wood Frame                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows |                   |      |

**Inclusions:** N/A

No Condo Fees! Welcome to this well-maintained and exceptionally clean half duplex, ideally located within walking distance to schools, parks, shopping, and everyday amenities. Offering over 1,500 sq. ft. of developed living space, this spacious 3-level split features an inviting open-concept main floor with a bright and oversized living room centered around a cozy wood-burning fireplace. The generous layout provides ample space for a formal dining area, while the functional U-shaped kitchen offers abundant wood cabinetry, plenty of counter space, a large pantry, and an APEC Water Systems Ultimate Premium Quality WQA Certified 90 GPD Reverse Osmosis water filtration system for high-quality drinking water right at home. The upper level includes three spacious bedrooms and a full 4-piece bathroom. The primary bedroom is enhanced by a beautiful bay window that fills the room with natural light. The lower level offers a comfortable family/media room with French doors, an electric fireplace, projector, and screen—perfect for movie nights, relaxing evenings, or entertaining guests. This level also features a fourth bedroom and a 3-piece bathroom, making it ideal for guests, a teenager, or a home office. A large crawl space provides exceptional storage. Recent updates include four replaced windows, adding to the home's value and efficiency. Outside, enjoy the fully fenced private backyard with a wood deck and gravel parking pad. Conveniently located close to public transit, while not directly on a bus route, this home offers the perfect balance of accessibility and quiet living. A fantastic opportunity for first-time buyers, families, or investors looking for a move-in-ready home with no condo fees.