



GRASSROOTS
REALTY GROUP

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4912 Rundlehorn Drive NE
Calgary, Alberta

MLS # A2345670



\$595,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, RV Gated, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating: Central, Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Basement appliances: fridge, stove, hood fan.

Welcome to this well-maintained and upgraded bungalow in the heart of Rundle! Conveniently situated along a major bus route, this versatile home offers 5 bedrooms and plenty of space for a growing or extended family. The main level features a comfortable and functional layout, while the lower level offers a separate-entry illegal basement suite with two bedrooms, providing additional living space and flexibility. Please note that the window in one of the basement bedrooms does not meet current egress requirements. The exterior features distinctive wood-look composite siding. Recent improvements include a new fence (2024), wrap-around concrete pad (2024), hot water tank (2024), fresh paint and many more. A standout feature is the double RV parking with two separate gates, offering excellent space for RVs, trailers, recreational vehicles, or additional parking. Conveniently located close to schools, parks, shopping, transit, and other everyday amenities, this move-in-ready property offers a great combination of space, functionality, and convenience in the established community of Rundle.