



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

215 Rundlecairn Road NE
Calgary, Alberta

MLS # A2353032

\$529,700

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	955 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

****OPEN HOUSE Sun Oct 18 230-530pm**** Welcome to this fully renovated bi-level in the heart of Rundle, offering a flexible layout ideal for families, investors, or those looking for a mortgage helper. The main level features 3 bedrooms, a bright living area, functional kitchen and a full bathroom. The lower level offers a 2-bedroom basement suite (illegal) with a kitchen, living space and full bathroom. Recent improvements include fresh paint, updated doors, refreshed interior finishing, and exterior cleanup, making the home move-in ready and easy to enjoy. Newer furnace! Outdoor living space: there's a deck in the back! 4500 sq. ft. lot! Live up and rent down, accommodate extended family, or take advantage of the investment potential. Conveniently located close to schools, parks, shopping, transit and everyday amenities. A great opportunity in an established Northeast Calgary community. Goods Included: 2 Refrigerators, 2 Stoves, 2 Hoodfans, Dishwasher, Washer, Dryer, Window Coverings.