

992 Rundlecairn Way NE
Calgary, Alberta

MLS # A2184115



\$599,999

Division:	Rundle		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,101 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hot tub as is

Renovated Bi-Level Home with Double Detached Garage in Rundle — Ideal for Living Up, Renting Down, or as a Prime Investment Opportunity! Welcome to this beautifully renovated bi-level home located in the highly sought-after and family-friendly neighborhood of Rundle. This spacious and updated residence offers incredible versatility, making it an excellent choice for a wide range of buyers. Whether you're looking to enjoy comfortable living upstairs while renting out the fully developed basement, or seeking an exceptional investment property, this home is the perfect fit. With a total of 4 generously sized bedrooms, there's ample space for your needs. The fully finished lower level is a standout feature, complete with a walk-up separate entrance leading directly to the yard, providing privacy and easy access. This layout is ideal for generating rental income or creating a self-contained living space for extended family members. In addition to the spacious interior, the property boasts a double detached garage, offering plenty of room for parking and storage. The large RV pad is an added bonus, ensuring you have space for your recreational vehicles. The meticulously maintained backyard is another highlight, offering a peaceful retreat for relaxation or outdoor entertaining with friends and family. The location of this home is unbeatable, with easy access to major routes, public transportation, schools, parks, and a wide array of local amenities. Whether you're commuting to work, running errands, or enjoying leisure activities, you'll appreciate the convenience and accessibility of this prime location. This home presents a unique opportunity for both homeowners and investors alike. Don't miss out on the chance to own a property with so much potential — whether you're planning to move in and enjoy the space, or capitalize on the rental income

potential. This home is truly a must-see for anyone looking for a solid investment or a spacious family home in a desirable neighborhood.