



THE
A-TEAM

**RE/MAX
FIRST**

247 & 251 RUNDLECAIRN Road, Calgary T1Y 2X8

MLS® #: **A2161508**

Area: **Rundle**

Listing Date: **08/29/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar: **8,804 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,468**

Low Sqft:

Ttl Sqft: **2,468**

DOM

20

Layout

Beds: **5 (4 1)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Private**
Park Feat: **Alley Access,Covered,Double Garage Detached,Garage Door Opener,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,See Remarks,Storage

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	8`5" x 6`7"
Bedroom	Second	11`9" x 9`0"
Bedroom - Primary	Second	11`7" x 13`2"
Bedroom	Basement	11`5" x 9`9"
Storage	Basement	2`11" x 5`1"
2pc Bathroom	Main	2`7" x 6`2"
Family Room	Main	11`11" x 13`9"

Room	Level	Dimensions
Bedroom	Second	9`8" x 9`7"
Bedroom	Second	8`5" x 9`10"
4pc Bathroom	Basement	7`10" x 5`0"
Game Room	Basement	14`5" x 16`8"
Furnace/Utility Room	Basement	15`0" x 12`0"
Dining Room	Main	11`8" x 10`2"
Kitchen	Main	11`8" x 9`6"

Living Room

Main

11`10" x 13`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7511020

Zoning:

R-CG

Remarks

Pub Rmks:

88X100 LOT | RCG ZONING | 2 HOMES | 8800 SF FLAT LOT | Presenting a unique and profitable investment opportunity in the highly desirable neighborhood of Rundle. This listing includes a property lot with an existing house/garage, while its neighboring property is also for sale. This makes for an ideal canvas for developers or investors looking to capitalize on the upcoming city-wide blanket rezoning initiative. With the zoning forecasted to change to R-CG shortly, this offering has the potential to become a lucrative 6-plex development, by approval from the City of Calgary. The properties are perfectly positioned in a high-amenity area, just minutes away from the Peter Lougheed Hospital, Rundle LRT station, a diverse selection of restaurants, grocery stores, playgrounds, and schools. The neighborhood's accessibility is further enhanced by its proximity to major roadways, including 16 Avenue, Deerfoot Trail, and 52 Street, making it a prime location for future residents. Whether you are an experienced developer or a savvy investor, this is a rare chance to embark on a project that promises significant returns. The combination of a strategic location, imminent zoning changes, and the potential for multi-family development makes this an opportunity not to be missed. 251 Rundlecairn Road NE can be sold separately (A2159868). Take advantage of this chance to shape the future of Rundle and create a lasting impact in one of Calgary's most sought-after communities.

Inclusions:

n/a

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123