

## 4203 RUNDLEHORN Drive, Calgary T1Y 2K3

List Price: **\$549,000** MLS®#: A2163195 Area: Rundle Listing 09/05/24

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 1975 Abv Saft: Lot Information Low Sqft:

Lot Sz Ar: 5,382 sqft Ttl Sqft: 1,120

Finished Floor Area

1,120

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

4 (2 2 )

2 2

2.0 (2 0)

**Bungalow** 

14

Access:

12`6" x 9`4"

Lot Feat: City Lot, Corner Lot, Few Trees

Park Feat: **Double Garage Detached, Garage Faces Rear** 

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** 

Sewer: Flooring:

Ext Feat: None Carpet, Ceramic Tile, Vinyl

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Gas Stove, Refrigerator, Window Coverings

**Basement** 

Int Feat: Separate Entrance

Kitchen

**Utilities:** Room Information

Level Room **Dimensions** Room Level **Dimensions Dining Room** Main 9'9" x 9'0" **Living Room** Main 14`7" x 13`11" Office **Basement** 9`1" x 6`0" Kitchen Main 13`4" x 12`1" **Bedroom - Primary** Main 16`10" x 11`4" **Bedroom** Main 17`7" x 10`4" 12`7" x 11`3" Bedroom **Basement Bedroom** Basement 13`11" x 10`6" 4pc Bathroom Main 13`5" x 4`9" **4pc Bathroom Basement** 8'4" x 4'11" **Furnace/Utility Room Basement** 13`0" x 10`5" **Living Room Basement** 16`9" x 12`7"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **7510277** 

Remarks

Pub Rmks:

Investors Alert: LOCATION! LOCATION! LOCATION! CORNER LOT ACROSS THE SCHOOL PLAYGROUND. This 4-bedroom, 2-bathroom home located on 4203 Rundlehorn Drive NE is a fantastic investment opportunity. Situated directly across from Rundle School, this property offers convenient access to education and amenities. The main floor features a spacious living room, a well-equipped kitchen, two bedrooms, and a 4-piece bathroom. For added income potential, the finished illegal basement suite has a separate side entrance, a versatile office or den, two bedrooms, a 4-piece bathroom, a utility/laundry area, and a lower kitchen. This property's prime location and versatile layout make it an ideal choice for investors seeking a profitable rental property. Property need a major TLC.

Inclusions: N

Property Listed By: RE/MAX iRealty Innovations

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