



THE
A-TEAM

**RE/MAX
FIRST**

5607 RUNDLEHORN Drive, Calgary T1Y 1V5

MLS® #: **A2164948**

Area: **Pineridge**

Listing Date: **09/12/24**

List Price: **\$550,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **1,134**

Low Sqft:

Ttl Sqft: **1,134**

Lot Information

Lot Sz Ar: **4,994 sqft**

Lot Shape:

DOM

7

Layout

Beds: **6 (4 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer,Washer/Dryer**

Int Feat: **Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`11" x 8`4"
Other	Main	14`8" x 11`11"
Bedroom	Main	9`2" x 8`11"
Bedroom	Main	12`11" x 7`11"
Bedroom	Basement	10`4" x 7`11"
4pc Bathroom	Main	8`0" x 4`11"
Kitchen	Basement	14`9" x 12`9"

Room	Level	Dimensions
Laundry	Main	4`11" x 3`4"
Bedroom	Main	10`11" x 8`1"
Bedroom	Main	12`11" x 10`0"
Bedroom	Basement	10`8" x 8`7"
Other	Basement	10`4" x 7`11"
4pc Bathroom	Basement	8`6" x 5`11"
Laundry	Basement	9`5" x 5`7"

2pc Bathroom

Main

4`11" x 4`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410461

Zoning:
R-C1

Remarks

Pub Rmks: **This is a great income generating property close to shopping, bus routes and with easy access to major roadways. There are a total of 6 bedrooms with four on the main level and two in the lower level. An upper kitchen, 4 piece bathroom, laundry area, and one of the bedrooms has a 2-piece ensuite bathroom. The lower level has two bedrooms, two storage/flex rooms, a kitchen, 4-piece bathroom and a laundry area as well. A massive four car garage lies in the back of the home while additional street parking is also available. Please call your agent for viewings!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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







