



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5518 RUNDLEHORN Drive, Calgary T1Y 3A6**

MLS®#: **A2165446**

Area: **Pineridge**

Listing Date: **09/13/24**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**1976**

Lot Information

Lot Sz Ar:

**2,949 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Off Street**

Finished Floor Area

Abv Sqft:

**1,258**

Low Sqft:

Ttl Sqft:

**1,258**

DOM

**6**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Concrete**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Refrigerator,Washer/Dryer**

Int Feat:

**Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 4`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 10`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 8`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 10`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 12`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`4" x 6`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`3" x 11`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7610503**

Zoning:  
**M-CG d50**

Remarks

Pub Rmks:

**4 BED PLUS DEN | FULLY RENOVATED | AIR CONDITIONING | CORNER LOT** Attention, prospective homeowners and investors alike, this charming semi-detached bungalow epitomizes both allure and practicality. Its timeless facade, showcasing a gently sloping roof, lays the foundation for cozy living. Upon entering, natural light fills the airy main floor, seamlessly connecting the living room, dining space, half bath, and kitchen in an open-concept layout. The kitchen is a chef's dream, featuring stainless steel appliances and sleek quartz countertops. On the upper floor you've got three generous bedrooms, each offering tranquil retreats with abundant closet space and expansive windows framing serene vistas. The upper-floor bathroom features contemporary fixtures and a rejuvenating atmosphere, catering effortlessly to daily routines. Transitioning to the basement, fully finished, comprising one snug bedroom, a den or office, a well-appointed bathroom, and a comfortable living area. Calgary summers keep getting hotter, lucky for you, this home has AC! Beyond the walls of your new home, Pineridge awaits with its array of amenities just moments away. Enjoy the convenience of nearby schools, shopping plazas, parks, and more, all contributing to the fantastic lifestyle this community offers. This home is seconds away from the bus stop. This home has a 3 car parking pad. New fence and vinyl windows installed a couple years ago. This semi-detached home harmonizes comfort, practicality, and suburban allure, presenting an idyllic haven to call home. Reach out to your preferred Realtor today—opportunity awaits, but act swiftly as this gem is sure to find a new owner in no time. Check out the virtual tour.

Inclusions:  
Property Listed By:

**NONE**  
**Real Broker**

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







