



THE
A-TEAM

**RE/MAX
FIRST**

4263 RUNDLEHORN Drive, Calgary T1Y2K3

MLS® #: **A2196598**

Area: **Rundle**

Listing Date: **02/23/25**

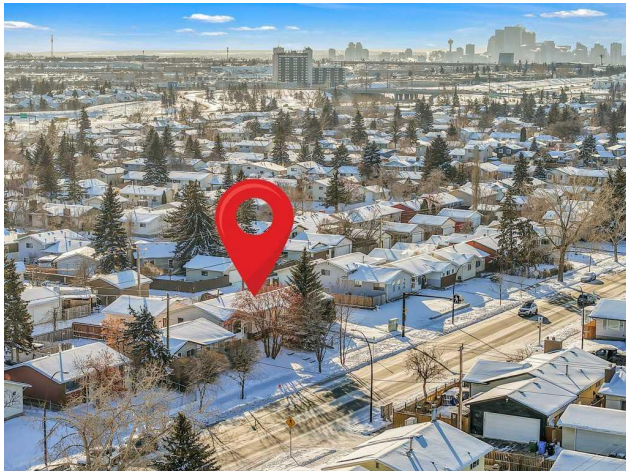
List Price: **\$579,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**
Lot Information
Lot Sz Ar: **5,026 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **958**
Low Sqft:
Ttl Sqft: **958**

DOM

57
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot**
Park Feat: **Additional Parking,Double Garage Detached,Oversized,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`2" x 5`1"	Bedroom	Main	8`7" x 11`8"
Bedroom - Primary	Main	11`0" x 14`0"	Dining Room	Main	8`0" x 10`6"
Kitchen	Main	10`4" x 12`11"	Living Room	Main	16`7" x 14`6"
3pc Bathroom	Basement	5`5" x 6`5"	Bedroom	Basement	10`9" x 13`9"
Bedroom	Basement	10`11" x 10`1"	Game Room	Basement	22`1" x 16`9"

Furnace/Utility Room	Basement	5`6" x 10`4"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-CG	
Legal Desc:	7610046		Remarks
Pub Rmks:	Welcome to this stunning fully renovated 4-bedroom, 2-bathroom bi-level home in the desirable community of Rundle! Thoughtfully updated inside and out, this home features brand-new windows, a high-efficiency furnace, hot water tank, sleek stainless steel appliances, and a convenient new washer and dryer. The heart of the home is the custom-designed kitchen, boasting modern cabinetry, elegant quartz countertops, and stylish new flooring throughout. For those who love to tinker or need extra storage, the oversized 26' x 26' detached garage is a dream come true—insulated, drywalled, and featuring high ceilings, it's perfect for a backyard mechanic, workshop, or extra storage. There is also a large parking pad beside the garage leaving plenty of room for an RV or additional vehicles. Ideally located on a spacious 50' x 100' lot with a sunny south-facing backyard, this home is perfectly positioned just around the corner from a playground and within walking distance to multiple schools, including Rundle Elementary (1 Block), St. Rupert, Cecil Swanson, Dr. Gordon Higgins, and St. Rose. Easy access adds to the appeal with Rundle C-Train station just a 10-minute walk away, the 48 bus stop right outside, and a short 12-minute drive to downtown or 15 minutes to the airport. With a bi-level design, this home offers incredible potential—the front entry makes it easy to add a separate basement entrance with plenty of room in the basement to add a kitchen. This move-in-ready family friendly home is a rare find in a prime location—don't miss your chance to make it yours! Book your showing today!		
Inclusions:	N/A		
Property Listed By:	Real Broker		

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







