

412 Rundlehill Way NE
Calgary, Alberta

MLS # A2213247



\$568,888

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|------------------|---|---------------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,078 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached, Oversized | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Standard Shaped Lot | | |

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| Heating: | Central, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance | | |

Inclusions: N/A

An Incredible Opportunity for Investors and First-Time Buyers in the Sought-After Community of Rundle, NE Calgary! This well-maintained bungalow offers the perfect blend of functionality, comfort, and investment potential. Situated on a quiet street in a family friendly neighborhood, this property is ideal whether you're looking to move in, generate rental income, or both. The main level boasts a bright and spacious living room, a designated dining area, and an updated kitchen with ample storage. Three generously sized bedrooms and a 4-piece bathroom complete the upper level perfect for comfortable family living. Adding even more value is the (illegal) basement suite with a separate side entrance featuring two additional bedrooms, a large recreation room, a full second kitchen, and a 4-piece bathroom. This setup is perfect for extended family or as a mortgage helper to offset living costs. Additional highlights include a newer roof (2020), dedicated laundry and utility space, and a double detached garage offering ample parking and storage. Location is everything, walk to schools, parks, and public transit, and enjoy quick access to Rundle LRT Station, Sunridge Mall, Peter Lougheed Hospital, and major roadways. Whether you're an investor seeking a strong rental property or a first-time buyer looking for flexibility and value, this is a rare opportunity in one of NE Calgary's most established communities. Schedule your private showing today this one won't last!