

# \$549,900 - 4748 Rundlehorn Drive Ne, Calgary

MLS® #A2212609

**\$549,900**

5 Bedroom, 4.00 Bathroom, 1,153 sqft

Residential on 0.12 Acres

Rundle, Calgary, Alberta

24/7 Virtual Open House available! Attention Investors and savvy home buyers: discover this fantastic opportunity in a desirable location near Sunridge shopping centre and Rundle LRT Station. With a little TLC, it promises tremendous value. This bi-level home features three spacious bedrooms and 1.5 bathrooms on the main floor, offering comfortable living for any family at any stage of life. The lower level includes an illegal suite with its own separate outside entrance, complete with two additional bedrooms, two full bathrooms, a laundry area, and a functional layout that adds great potential. The property also boasts a double detached garage along with a parking pad that can accommodate two more vehicles—ideal for multi-tenant living or guests. Whether you're looking to expand your rental portfolio or make this home yours, it's a smart choice for investors and homeowners alike.

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212609  |
| Price          | \$549,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,153     |



|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 1975        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4748 Rundlehorn Drive Ne |
| Subdivision | Rundle                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 2N4                  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Alley Access, Double Garage Detached, Parking Pad, RV Access/Parking, Garage Faces Rear |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade             |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |

Zoning                      R-CG

**Listing Details**

Listing Office              Real Broker

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