



**6203 Rundlehorn Drive NE
Calgary, Alberta**

MLS # A2245518



\$840,000

Division:	Pineridge	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	2,248 sq.ft.	Age: 1975 (51 yrs old)
Beds:	7	Baths: 2 full / 2 half
Garage:	Driveway, Off Street, On Street	
Lot Size:	0.17 Acre	
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		
Inclusions:	2nd fridge, 2nd stove, 2nd hood fan		

Perfectly located full duplex located directly across the street from Pineridge school and there are 2 more schools and a rec centre kitty corner from the property and it's directly across the street from a strip mall as well! Location doesn't get any better! one side (6203) has 3 bedrooms upstairs and a 4th bedroom downstairs, open floor plan on the upper level with a large kitchen, dining area and a living room. There is a 2 piece ensuite bathroom as well as a full 4 piece bathroom. The basement has the bedroom, tons of storage in the mechanical/laundry room and the front attached single garages have been turned into living spaces (there is drywall and insulation done - just needs flooring to finish it off and turn it into a rec room) The yard can accommodate a detached garage if you wanted to leave the converted garages as is. Great opportunity for investors with great built in tenants! ALL levels and grades of schools are located within a kilometer of this duplex, Strip mall and a convenience store directly across the street, bus stop right outside your door and Easy access to Stoney and Deerfoot trails, downtown, airport, local amenities and so much more!