

**6203 Rundlehorn Drive NE  
Calgary, Alberta**

**MLS # A2245518**



# \$840,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!