



2404 51 Street NE
Calgary, Alberta

MLS # A2281937



\$674,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Over		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry		
Inclusions:	Electric Range (main + basement), Refrigerator (main + basement), Dishwasher (main)		

It is incredibly rare to find a home that has been so thoughtfully and fully reimagined from the studs up, but this Rundle beauty truly delivers. Tucked away on a peaceful street that directly borders a park and playground, this is a move-in-ready sanctuary. The standout feature here is the brand-new **LEGALIZED** 2-bedroom basement suite which boasts a second full bathroom, a feature that is nearly impossible to find and provides a massive advantage for rental income or multi-generational living. Upstairs you'll find high-end finishes, brand-new appliances, beautiful feature walls and an oversized garage for parking and your storage needs.