



## 6203 Rundlehorn Drive Calgary Alberta

\$875,000

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! (id:6769)

Bedroom 20.83 Ft x 10.67 Ft

Furnace 24.08 Ft x 23.00 Ft

Storage 20.42 Ft x 12.50 Ft

Storage 20.17 Ft x 12.50 Ft

Furnace 24.00 Ft x 19.00 Ft

Kitchen 12.00 Ft x 8.08 Ft

Dining room 8.00 Ft x 12.00 Ft

Living room 19.92 Ft x 11.83 Ft

Bedroom 10.58 Ft x 8.92 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Bedroom 9.58 Ft x 10.42 Ft

Other 5.92 Ft x 3.08 Ft

Primary Bedroom 12.92 Ft x 9.92 Ft

2pc Bathroom 10.75 Ft x 4.50 Ft

Other 6.25 Ft x 3.83 Ft

Other 6.25 Ft x 3.83 Ft

Bedroom 9.58 Ft x 10.33 Ft

Other 5.92 Ft x 3.17 Ft

Primary Bedroom 12.92 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



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