

# 319 Rundlelawn Road Calgary Alberta

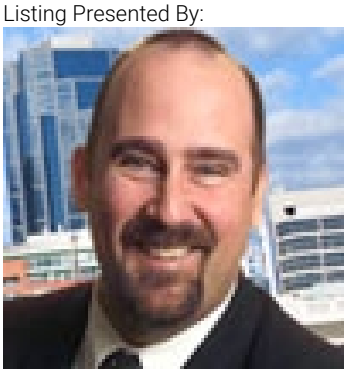
$499,000

This renovated four-level split boarding house presents an excellent opportunity to add to your rental portfolio, featuring a total of nine separate bedrooms available for rent.The upper level offers a spacious primary bedroom with a private two-piece ensuite, two additional bedrooms, and a separate bathroom. The main level features two bedrooms and a shared kitchen.The third level (lower level) has a separate entrance and includes a laundry room and three bedrooms. The basement offers a shared four-piece bathroom, a shared kitchen, and a common dining area.Additional income potential exists with the double garage, which could be rented out separately.Conveniently located just minutes from a wide variety of shopping amenities, the CTrain, and Peter Lougheed Hospital, this property offers excellent accessibility and rental potential.For added flexibility, the home could be renovated back to a traditional single-family layout or configured as separate upper- and lower-level rental units.A versatile investment opportunity with multiple potential rental configurations in a convenient location! Note that this is a judicial listing and all the unconditional offers will be considered (id:6769)

Bedroom 8.58 Ft x 11.58 Ft
Kitchen 11.42 Ft x 11.67 Ft
Bedroom 14.25 Ft x 11.08 Ft
4pc Bathroom 9.67 Ft x 4.92 Ft
Bedroom 8.25 Ft x 10.00 Ft
Primary Bedroom 13.58 Ft x 12.92 Ft
2pc Bathroom 5.00 Ft x 4.25 Ft
Bedroom 10.08 Ft x 9.67 Ft

Bedroom 8.00 Ft x 8.50 Ft
Bedroom 9.17 Ft x 8.08 Ft
Laundry room 9.17 Ft x 4.92 Ft
Bedroom 13.42 Ft x 9.08 Ft
4pc Bathroom 5.00 Ft x 6.83 Ft
Other 12.58 Ft x 6.17 Ft
Bedroom 9.92 Ft x 10.67 Ft

Listing Presented By:



Originally Listed by:
LPT Realty

http://agentcalgary.ca/

**RE/MAX Realty Professionals**

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