



151 RUNDLEHORN CR NE

C4165923 Active

LP: \$449,888  
OP: \$449,888  
SP:  
PD:  
DOM: 4



Class: Detached  
Type: Detached  
Style: 4 Lvl Split  
Year Built: 1973  
LINC #: [0018339291](#)  
Legal Plan: 731204 Blk: 2 Lot: 2  
Area: Calgary  
Zone: Zone NE  
Community: Rundle 667  
Postal Code: T1Y 1C5  
Condo Type: Not a Condo  
Possession: 60/Negotiable

Land Use: R-C1 New Hm:  
Title to Land: Fee Simple  
Conform Rpt:  
Restrictions: None Known  
Tax Amt/Yr: \$2,369/2017  
Local Imp Amt: 246  
HOA: No  
Condo Fee:

**\*\*OPEN HOUSE: SAT&SUN, FEB 17 & 18 2:00-4:30 PM\*\* LOCATION LOCATION! Must see this FULLY RENOVATED (2015) from top to bottom BEAUTIFUL 4 level split developed on ALL 4 LEVELS. Main floor living and dining room with HIGH CEILINGS. Renovated kitchen with granite counter top, newer cupboards, backsplash, central island and newer appliances. Upstairs you will find 3 good size bedrooms; master bedroom with 2pc ensuite. 3rd level has a 4th bedroom, HUGE family room with large windows and full bath. WALK-UP 4th level has another sitting room with wet bar, full bath and den office. Renovations include: newer hardwood floors, carpet, kitchen, all 3 full and one 1/2 baths, light fixtures, newer paint, shingles, fence, and the list goes on! OVERSIZED 24X24 double detached garage, insulated and drywalled and 2 car COVERED parking. Great location. Lots of parking, walking distance to Calgary Transit, Co-Op Shopping Centre, Village Square and Lester B Pearson High School!. Don't miss out! Book your showing today!!**

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 6 F/H Baths: 3/1					
Living Rm	4.9X4.0	16'0"X13'3"	M	Kitchen	4.2X3.7	13'8"X12'0"	M						
Dining Rm	3.2X2.6	10'6"X8'6"	M	Mstr Bed	3.8X3.4	12'6"X11'0"	U	Baths:	2P	3P	4P	5P	6P
Bedroom	3.1X2.9	10'0"X9'6"	U	Bedroom	4.0X2.5	13'0"X8'3"	U	EnSt Bth:	1	0	3	0	0
Family Rm	5.3X5.2	17'3"X17'0"	L	Bedroom	3.7X3.1	12'0"X10'0"	L						
Rec Rm	8.0X3.4	26'1"X11'0"	B	Den	2.9X2.7	9'6"X9'0"	B						
								<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
								Main:	55.93	602			
								Upper:	51.56	555			
								Above Grade:	107.49	1,157			
								Lower:	48.12	518			
								Below Grade:	52.03	560			
								Total A.G.	107.49	1,157			

Property Information

Basement: Walkout/Walk Up-Fully Finished  
Suite: Suite - None  
Construction: Wood Frame  
Foundation: Concrete  
Exterior: Stucco, Vinyl  
Roof Type: Asphalt Shingles  
Front Exp: East  
Garage Dim: 24" x 24"  
Parking: 8/Double Carport, Double Garage Detached, Insulated, Over Sized, Rear Drive Access  
Features: Patio, Vaulted Ceiling  
Site Influences: Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot  
Goods Included: Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All  
Goods Excluded: Additional goods include: 2 Fridges, built-in security system (hardware is installed but system is inactive), 2 garden sheds.  
HOA Fee Incl:

Heating: Forced Air-1  
Fin FP/Rgh-In:  
Lot Shape: Rectangular  
Lot Sq M: 569.00 m2  
Frntg X Depth: 15.53x36.58  
Flooring: Carpet, Hardwood, Non-Ceramic Tile  
Fuel: Natural Gas  
Fuel:

Agent & Office Information

List Firm: RE/MAX REAL ESTATE (MOUNTAIN VIEW)  
Ownership: Private  
Exclusion/SRR: No/No  
Open Houses:  
List Date: 02/12/2018

MLS@#	Date	Time	Type	Address	Area	Community	Price
C4165923	02/17/2018	2:00PM-4:30PM	MLS Wide	151 RUNDLEHORN CR NE	Calgary	Rundle	\$449,888
C4165923	02/18/2018	2:00PM-4:30PM	MLS Wide	151 RUNDLEHORN CR NE	Calgary	Rundle	\$449,888

Printed: 02/16/2018

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).