

# \$1,199,900 - 247 & 251 Rundlecairn Road Ne, Calgary

MLS® #A2161508

**\$1,199,900**

5 Bedroom, 3.00 Bathroom, 2,469 sqft

Residential on 0.20 Acres

Rundle, Calgary, Alberta

88X100 LOT | RCG ZONING | 2 HOMES | 8800 SF FLAT LOT | Presenting a unique and profitable investment opportunity in the highly desirable neighborhood of Rundle. This listing includes a property lot with an existing house/garage, while its neighboring property is also for sale. This makes for an ideal canvas for developers or investors looking to capitalize on the upcoming city-wide blanket rezoning initiative. With the zoning forecasted to change to R-CG shortly, this offering has the potential to become a lucrative 6-plex development, by approval from the City of Calgary. The properties are perfectly positioned in a high-amenity area, just minutes away from the Peter Lougheed Hospital, Rundle LRT station, a diverse selection of restaurants, grocery stores, playgrounds, and schools. The neighborhood's accessibility is further enhanced by its proximity to major roadways, including 16 Avenue, Deerfoot Trail, and 52 Street, making it a prime location for future residents. Whether you are an experienced developer or a savvy investor, this is a rare chance to embark on a project that promises significant returns. The combination of a strategic location, imminent zoning changes, and the potential for multi-family development makes this an opportunity not to be missed. 251 Rundlecairn Road NE can be sold separately (A2159868). Take advantage of this chance to shape the future of Rundle and create a lasting impact in one of Calgary's most sought-after communities.



Built in 1976

### Essential Information

MLS® #	A2161508
Price	\$1,199,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,469
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	247 & 251 Rundlecairn Road Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2X8

### Amenities

Parking Spaces	2
Parking	Alley Access, Covered, Double Garage Detached, Garage Door Opener, On Street
# of Garages	2

### Interior

Interior Features	Closet Organizers, See Remarks, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Garden, Landscaped, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2024
Days on Market	299
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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