

319 Rundelawn Road NE
Calgary, Alberta

MLS # A2331168



\$540,000

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,104 sq.ft.	Age:	1977 (49 yrs old)
Beds:	9	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Attention Investors- JUDICIAL SALE, *unconditions offers only* This renovated 4-level split BOARDING HOUSE could be a great addition to your rental portfolio. Total of 9 separate bedrooms to rent. The upper level hosts a large primary bedroom with its own 2 piece ensuite plus 2 bedrooms and a spare bathroom. The main level features 2 bedrooms and shared kitchen. The 3 level (lower) has access with separate entrance and hosts a laundry room plus 3 bedrooms. The basement offers a 4 piece shared bathroom, shared kitchen and an eating room. The double garage could also be rented out separately. Located just minutes to a ton of shopping, C-train and Peter Lougheed hospital, this is a very attractive location. Note that this home could easily be renovated back to standard living OR could be used as up and down separate rentals.