

# \$279,999 - 5407 Rundleshorn Drive Ne, Calgary

MLS® #A2212180

**\$279,999**

2 Bedroom, 1.00 Bathroom, 473 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

COZY & RUSTIC CABIN-LIKE BI-LEVEL DUPLEX WITH VAULTED CEILINGS, PRIVATE DECK & PARKING! Welcome to 5407 Rundleshorn Drive NE – a charming and unique 2-bed, 1-bath home offering nearly 900 SQFT of developed living space in a family-friendly, amenity-rich community. With all the must-haves already in place and creature comforts like a gas fireplace, back deck with gas line & a gas stove, this home offers unbeatable value with LOW condo fees! As you step inside, you're greeted by a split-level foyer with soaring ceilings, coat storage and access to both levels. Head upstairs to find a STUNNING vaulted cedar plank ceiling with exposed beams – a rare architectural feature that brings warmth and a cozy, CABIN-LIKE ambiance to the home. The open-concept main living area features a generous living room with gas fireplace and oversized picture windows that fill the space with natural light. The central dining area offers ample room for entertaining and flows into a galley-style kitchen outfitted with stainless steel appliances including a gas stove, espresso-toned cabinetry, glass subway tile backsplash, and a kitchen sink window to look out at the back deck. The back door off of the dining room leads onto a private South-facing deck, ideal for summer barbecues, morning coffee, or evening relaxation under the stars. Back inside & down the hall, you'll find a beautifully decorated 4-piece bathroom, complete with a large vanity with plenty of



counter space & storage, plus a soaker tub with oversized tile surround. Heading to the lower level, you'll discover two comfortable and good-sized private bedrooms. The primary bedroom is spacious enough for a king-sized bed and features a large window, while the second bedroom offers flexibility for use as a guest room, office, or kid's bedroom. You'll also find a convenient in-unit laundry area, storage, and utility room on this level. The unit comes with an assigned parking stall (#76) and a newer roof (completed 2021) for peace of mind, plus the owner is happy to include all furnishings in the sale! This well-managed complex is pet-friendly and located just steps from schools like Lester B. Pearson, parks like Pineridge Outdoor Rink, recreation like Village Square Leisure Centre, & lots of shopping like Trans Canada Shopping Centre, Sunridge Mall & Costco. You're also minutes from major roads like 16th Ave & Stoney Trail, making commutes around the city a breeze & lots of public transportation options including the nearby Rundle LRT station for access to all of Calgary. Jumping in the car: Downtown is a 15 min drive (11.2 KM), Airport is a 22 min (12.1 KM), & Banff is a 1 hr 37 min drive (133KM).

Built in 1975

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212180      |
| Price          | \$279,999     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 473           |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |

|        |                        |
|--------|------------------------|
| Style  | Side by Side, Bi-Level |
| Status | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 5407 Rundlehorn Drive Ne |
| Subdivision | Pineridge                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 2C2                  |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Assigned, Stall          |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, High Ceilings, Open Floorplan, Master Downstairs, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                     |
| Heating           | Forced Air                                                                                                           |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Gas                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Gas Grill                              |
| Lot Description   | Back Lane, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 9                |

Zoning

M-C1

## **Listing Details**

Listing Office

RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.