

# \$279,999 - 5407 Rundlehorn 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 Rundlehorn 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 | Beamed Ceilings, Built-in Features, Chandelier, High Ceilings, Open Floorplan, Master Downstairs, Vaulted Ceiling(s) |
| 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 | 58               |

Zoning

M-C1

## **Listing Details**

Listing Office

RE/MAX First

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