

**247 & 251 Rundlecairn Road NE
Calgary, Alberta**
MLS # A2161508


\$1,199,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,469 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Garage Door Opener, On S		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Landscaped, Low Maintenance Landscape, Priv		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Storage		

Inclusions: n/a

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.