

# **\$274,900 - 86, 2519 38 Street Ne, Calgary**

MLS® #A2208491

**\$274,900**

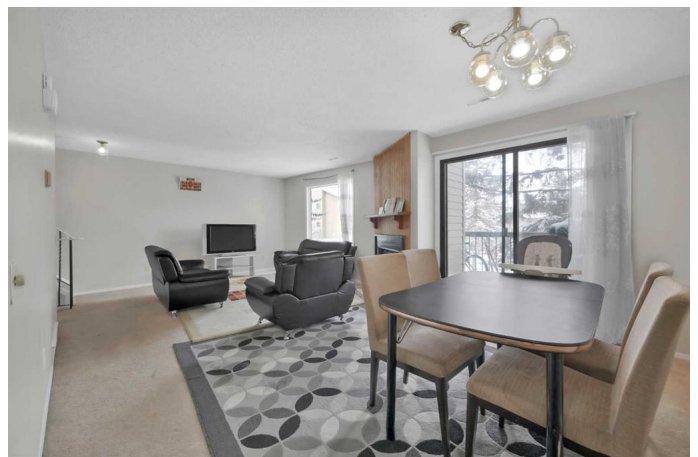
3 Bedroom, 1.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

PRICE REDUCED BY \$15,000! SPACIOUS 1230+ SQ FT. TWO STORY TOWNHOME FEATURING 3 LARGE BEDROOMS IN AN UNBEATABLE LOCATION! LOW-CONDO FEES OF \$387.15/MONTH, INCLUDING WATER! Enter the home into the lower level foyer which hosts a sizable storage area great for shoes, coats and seasonal items. Up the stairs to the main level, you will immediately notice the huge open concept living & dining rooms filled with natural light from the massive windows. Conveniently located next to the dinning you have access to the balcony, perfect for summer BBQs. The main floor is completed by the kitchen (with additional window as this home is an end unit) and laundry/storage room. Upstairs, you will find a spacious master bedroom, TIRED OF FIGHTING FOR CLOSET SPACE? CHECK OUT THE MASSIVE WALL-TO-WALL CLOSET IN THIS ROOM! The upper floor includes an additional two large bedrooms and a full bathroom complete with a bathtub shower. THEY ALWAYS SAY, LOCATION, LOCATION, LOCATION: THIS HOME IS ONLY A FEW STEPS TO RUNDLE LRT STATION, SUNRIDGE MALL, PETER LOUGHEED HOSPITAL, SUPERSTORE (GROCERY), AND MANY OTHER RETAIL SHOPS/RESTAURANTS. HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!

Built in 1978



## Essential Information

MLS® #	A2208491
Price	\$274,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,233
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	86, 2519 38 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4W8

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
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Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	13
Zoning	M-C1

### **Listing Details**

Listing Office	Independent Broker
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