



2519 38 Street Calgary Alberta

\$299,900

Welcome to this charming two storey townhouse nestled in the vibrant community of Rundle. Boasting two bedrooms and one bath, this home offers an ideal blend of convenience and comfort for both first-time homebuyers and rental revenue investors. Upon entering the tiled foyer you are greeted with a dedicated closet for your storage needs. Ascend to the main level where an open concept layout awaits, seamlessly connecting the west-facing living and dining areas. The living room exudes warmth with its upgraded laminate flooring and cozy wood-burning fireplace, while a large glass sliding door leads from the dining room to your large balcony, perfect for relaxing or entertaining guests. The bright white kitchen is equipped with ample cabinet space and newer laminate counter tops. Adding to the home's practicality is the utility and laundry room conveniently located adjacent to the kitchen, which also provides additional storage space. On the upper level, you'll find a generously sized primary bedroom complete with a large walk-in closet; a second bedroom and well-appointed four-piece bathroom. This home also includes an assigned parking stall steps from your front door, and an abundance of visitor stalls ensuring hassle-free parking in this sought-after location. Convenience is key, with all amenities within walking distance, including Rundle C-Train station, Sunridge Mall, Peter Lougheed Hospital, restaurants and shopping. The community of Rundle offers an exceptional lifestyle, with close access to Highway 1, making commuting a breeze or for last minute city escapes. Schedule a viewing today and make this your next home sweet home or investment opportunity! NOTEWORTHY: Hot water tank 2023, Washer and Dryer 2023, Laminate Flooring 2023, Bathroom Sink and Faucet 2023, HE Furnace 2022, Laminate Kitchen Countertops 2021, Kitchen Sink and Facet 2021. (id:6769)

Primary Bedroom 10.83 Ft x 11.83 Ft
 Bedroom 10.08 Ft x 9.33 Ft
 Other 7.83 Ft x 5.08 Ft
 Hall 10.08 Ft x 11.25 Ft
 4pc Bathroom 8.58 Ft x 6.75 Ft
 Other 6.42 Ft x 17.00 Ft

Living room 14.17 Ft x 12.00 Ft
 Dining room 12.00 Ft x 9.08 Ft
 Kitchen 8.58 Ft x 8.17 Ft
 Furnace 7.67 Ft x 7.75 Ft
 Other 11.08 Ft x 4.25 Ft

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Listing Presented By:



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