



2511 38 Street Calgary Alberta

\$254,000

6 MONTHS PREPAID CONDO FEES! Welcome to the most affordable 2-bedroom townhouse currently on the market in Calgary listed under \$260,000! Whether you're a first-time buyer looking to break into homeownership or an investor searching for a smart addition to your portfolio, this bungalow-style unit is full of potential. Inside, you'll find a functional layout featuring modern white kitchen cabinets, a spacious open-concept living and dining area with a wood-burning fireplace, and a generously sized primary bedroom. The fenced-in private yard offers a great space for relaxing and barbequing. This location can't be beat, walking distance to groceries, shopping malls, restaurants, PLC Hospital, gyms, movie theatres, schools, the train station, and more. With quick access to Trans Canada Highway (16th Ave), Deerfoot Trail, Stoney Trail, and less than 15 minutes to downtown, you're well-connected to every corner of the city. A perfect opportunity to build equity or create a desirable rental property. Book your private showing today! (id:6769)

Kitchen 9.83 Ft x 7.42 Ft

Living room 11.25 Ft x 10.92 Ft

Dining room 12.25 Ft x 8.42 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Primary Bedroom 16.17 Ft x 10.50 Ft

Bedroom 11.17 Ft x 8.50 Ft

Furnace 9.33 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net