



## 2511 38 Street Calgary Alberta

\$312,000

Beautiful townhouse for sale in the convenient community of Rundle. Not even a few minute walk away from Sunridge Mall, Rundle LRT station, Max Orange Bus Stop, and many other convenient bus routes, along with grocery stores like Real Canadian Superstore, Freshco, and Costco. Peter Lougheed Hospital is also a few minutes away. Walking through the front door, there are no other doors near by and the main door faces the street. Opening the door to the first level townhouse, you witness the separate kitchen in the front with almost like new appliances. On the left is the cozy living/dining room, and door to the private yard. Walking to the right you will see the bathroom, furnace/laundry room, and the two spacious bedrooms. Privacy is a pro in this property, and the low rate and condo fee is great for first time home buyers, or property investors. This home is full of sunshine throughout the day (depends on the weather though), so you don't need to go on vacation to enjoy the sun, as the sun makes visits throughout the day. Time to make your dreams come true. Book your showing today! (id:6769)

4pc Bathroom 7.50 Ft x 4.92 Ft

Dining room 8.50 Ft x 12.27 Ft

Living room 10.83 Ft x 11.17 Ft

Furnace 5.00 Ft x 3.42 Ft

Kitchen 7.38 Ft x 10.00 Ft

Bedroom 8.50 Ft x 11.42 Ft

Primary Bedroom 10.50 Ft x 16.21 Ft

Laundry room 6.08 Ft x 5.00 Ft

Listing Presented By:



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URBAN-REALTY.ca



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