



## 2511 38 Street Calgary Alberta

\$389,786

FULLY RENOVATED | LOW CONDO FEES | STARTER HOME | INVESTMENT OPPORTUNITY | FINISHED

**BASEMENT** Welcome to this stunning FULLY RENOVATED home, designed with modern touches and high-quality finishes that cater to both first-time homebuyers and seasoned investors. This property is truly a rare find, offering LOW CONDO FEES that include your water bill, ensuring a budget-friendly and maintenance-free lifestyle. As you step inside, you'll immediately notice the meticulous attention to detail that sets this home apart. The main floor showcases LUXURIOUS VINYL PLANK FLOORING, providing a sleek and contemporary look that flows seamlessly throughout the space. The living area is bright and welcoming, featuring a cozy WOOD-BURNING FIREPLACE that creates a warm and inviting atmosphere—perfect for relaxing on chilly evenings. Large windows allow natural light to flood the room, enhancing the home's airy and spacious feel. Adjacent to the living room, you'll find a well-defined DINING AREA that is perfect for hosting family meals or entertaining guests. This area is thoughtfully designed to offer both style and functionality, with ample space for a dining table and chairs. The open layout allows for easy access to both the living room and kitchen, making it a perfect spot for gatherings and conversation. The modern KITCHEN is a true centerpiece of the home, featuring high-end QUARTZ COUNTERTOPS that offer both beauty and durability. You'll love the all-new SAMSUNG STAINLESS STEEL APPLIANCES, which add a sleek, contemporary touch while providing all the functionality you need for cooking and entertaining. With plenty of cabinet space and elegant light fixtures, this kitchen is as practical as it is stylish. Upstairs, the home continues to impress with two LARGE BEDROOMS that offer plenty of space and comfort. Both bedrooms feature ample closet space and large windows that let in plenty...

4pc Bathroom 1.96 M x 2.31 M

Bedroom 4.04 M x 2.77 M

Primary Bedroom 4.04 M x 3.56 M

3pc Bathroom 2.97 M x 1.63 M

Recreational, Games room 2.97 M x 1.63 M

Furnace 1.83 M x 4.06 M

Dining room 3.02 M x 2.46 M

Foyer 1.93 M x 3.02 M

Kitchen 1.98 M x 3.25 M

Living room 4.04 M x 3.38 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker



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