



2511 38 Street Calgary Alberta

\$249,999

LOCATION, LOCATION, LOCATION! Rare opportunity to acquire an UPGRADED UNIT in the highly accessible community of Rundle! This property presents EXCEPTIONAL VALUE. This single level townhouse with 2 Bed & 1 Bath offers perfect opportunity for first home buyers or investors. The unit boasts an open floor plan with a generously sized living room featuring a fireplace overlooking private yard perfect for bbq's and hosting gatherings, a dedicated dining area can comfortably fit a 6-seat table, and a gallery style functional kitchen. The master bedroom is very spacious with large window, a second generous size bedroom and a 4-piece bathroom. Unit also includes a mechanical room with laundry facilities. This unit has been upgraded recently including LVP flooring throughout, paint, new WINDOWS & PATIO DOOR and its ready for new owners. The well-managed complex has undergone recent updates as well, including a new roof and siding. Low condo fees also include water, sewer, and trash removal. The complex is conveniently located across from Sunridge Shopping Mall, Rundle LRT Station, which offers a quick train ride to downtown, and provides easy access to Peter Lougheed Hospital, grocery stores, schools, parks, and Highway 1. Don't miss this exceptional find! (id:6769)

Living room 12.33 Ft x 12.42 Ft

Dining room 7.75 Ft x 8.17 Ft

Kitchen 8.00 Ft x 7.75 Ft

Primary Bedroom 12.42 Ft x 11.67 Ft

Bedroom 12.33 Ft x 7.25 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



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