



## 2519 38 Street Calgary Alberta

\$274,800

LOCATION! LOCATION! LOCATION! Why pay rent when you can pay your own mortgage?! \*\*Make your first visit through the 3D tour\*\* Affordable 2 bedroom townhome located in the POPULAR community of Rundle with 1300+ total square footage. AMENITIES IN MINUTES: Just steps from Sunridge mall, restaurants, Peter Lougheed Hospital, schools, and public transportation. The main floor featuring newer laminate flooring has a good sized kitchen + spacious living room and dining room + a wood burning fireplace + sliding doors to a private patio with no neighbours directly behind you. Upstairs you'll find the master bedroom with walk in closet and a second good sized bedroom + 4 piece bathroom which completes the upper level. The basement has the laundry area and a finished spacious living room with carpet flooring and a 4 piece bathroom. You will also have access to your own parking stall (#42) which is just a few steps out of your front door and there is lots of visitor parking available for your family and friends. Your water & sewer is included in your low condo fee and the roof has recently been redone. Don't wait on this one or it will be gone! (id:6769)

Primary Bedroom 10.92 Ft x 13.25 Ft

Bedroom 9.33 Ft x 13.25 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 15.83 Ft x 13.25 Ft

Kitchen 10.75 Ft x 6.50 Ft

Living room 20.42 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.bradylayton.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca