



# 2511 38 Street Calgary Alberta

\$329,900

This is it! Welcome to this RENOVATED and WELL-MAINTAINED 3-BEDROOM CORNER UNIT townhome in the heart of RUNDLEMERE GREEN Condominium Complex. This home offers over 1,100 sq ft of living space. As you walk in, you will notice the foyer with an under-the-stairs storage/shoe space. Heading upstairs, you will appreciate the OPEN-CONCEPT LAY-OUT with VINYL PLANK FLOORING throughout the Living Room with a cozy ELECTRIC FIREPLACE with a blower fan and surrounded by beautiful STONE-WALL ACCENTS, the spacious Dining Room with a sliding door towards the BALCONY, and the contemporary-style kitchen with QUARTZ COUNTERTOPS, newer cabinets and drawers, stainless steel appliances, and GLASS-TILE kitchen BACKSPLASHES. The utility room next to the kitchen contains the WASHER and DRYER and extra storage/pantry space. Moving on to the 3rd level, you will be greeted by the 3 bedrooms including a spacious Primary Bedroom, and a MODERN 4-pc. bathroom. This home comes with an assigned Parking Stall #31 with extra parking stalls available for rent directly with the condo mgt. The monthly condo fees of \$317.52 also include water and basic cable. This home is located close to MANY MAJOR AMENITIES including the Peter Lougheed Hospital, Rundle C-train station & public bus stops, Sunridge Mall, schools, playgrounds, and restaurants, to name a few. Come and see to appreciate! (id:6769)

Dining room 12.42 Ft x 8.50 Ft  
Living room 15.08 Ft x 13.83 Ft  
Kitchen 10.25 Ft x 8.00 Ft  
Laundry room 7.75 Ft x 7.25 Ft  
Other 8.58 Ft x 5.25 Ft

Bedroom 13.08 Ft x 7.92 Ft  
Bedroom 12.50 Ft x 10.25 Ft  
4pc Bathroom 7.08 Ft x 4.92 Ft  
Bedroom 12.50 Ft x 10.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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