



2511 38 Street Calgary Alberta

\$329,000

Amazing location! This home is steps to Rundle LRT Station, Sunridge Mall, Peter Lougheed Hospital, Superstore, Winners & other major amenities. The pride of ownership is evident when you walk into this 2-storey townhouse that offers over 1200 sqft of living space! The main floor welcomes you with a cozy wood-burning fireplace, subtle feature wall, open living room & kitchen. Step out from your living room to a west-facing fenced sun-drenched yard with new fencing and backing onto greenspace. Upstairs you have a primary bedroom with a large closet, a second good size bedroom and a full 4 piece washroom. Downstairs you have another large room, brand new 3 piece bathroom with luxury shower, lots of storage and a laundry room. Low condo fees which include water, sewage, garbage & snow removal. With so many schools, parks & green spaces close by you will love the neighborhood. Assigned parking stall #84 right in front of the unit with plug-in (id:6769)

Primary Bedroom 13.25 Ft x 11.58 Ft

Bedroom 10.83 Ft x 9.00 Ft

4pc Bathroom 7.58 Ft x 6.42 Ft

3pc Bathroom Measurements not available

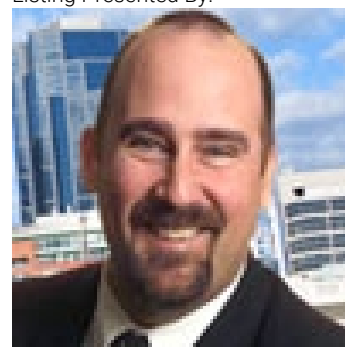
Foyer 6.33 Ft x 4.92 Ft

Kitchen 10.67 Ft x 6.50 Ft

Living room 13.25 Ft x 10.67 Ft

Dining room 7.67 Ft x 6.92 Ft

Listing Presented By:



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