



## 2519 38 Street Calgary Alberta

\$299,800

LOCATION! NEW RENOVATIONS including a brand new kitchen and upstairs bathroom! 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 brand new white kitchen with new countertops and backsplash + 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 + brand new trendy 3 piece bathroom with an oversized shower which completes the upper level. The basement has the laundry area and a finished spacious living room with carpet flooring and another 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 .00 Ft x .00 Ft

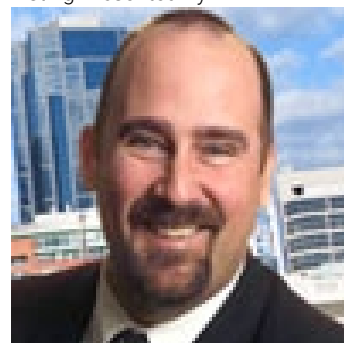
4pc Bathroom .00 Ft x .00 Ft

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:



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RE/MAX Landan Real Estate

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

**RE/MAX Realty Professionals**

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