



2519 38 Street Calgary Alberta

\$259,000

Exceptionally clean, bright, and beautifully maintained, this Rundle townhouse shows true pride of ownership. Natural light fills the home, creating a warm and welcoming atmosphere throughout. The main floor features a spacious living room, functional kitchen, dedicated dining area, and a comfortable layout ideal for everyday living. Upstairs offers two generous bedrooms, including a large primary bedroom, along with a 4-piece bathroom. The developed basement provides valuable additional living space with a spacious recreation room and 3-piece bathroom, perfect for a family room, home office, gym, or guest space. The location is a standout. Situated in a highly convenient part of Rundle, this home is within walking distance of the LRT, shopping, grocery stores, the mall, restaurants, and a wide range of everyday amenities. Whether commuting, running errands, or enjoying the surrounding community, almost everything you need is close by. Offering approximately 847 sq. ft. above grade plus the developed basement, this move-in-ready home combines excellent condition, great natural light, and an exceptionally convenient location that is hard to beat. (id:6769)

4pc Bathroom 6.33 Ft x 7.67 Ft

Bedroom 13.25 Ft x 9.17 Ft

Primary Bedroom 13.25 Ft x 11.67 Ft

3pc Bathroom 5.75 Ft x 5.75 Ft

Recreational, Games room 12.58 Ft x 12.00 Ft

Furnace 13.33 Ft x 12.33 Ft

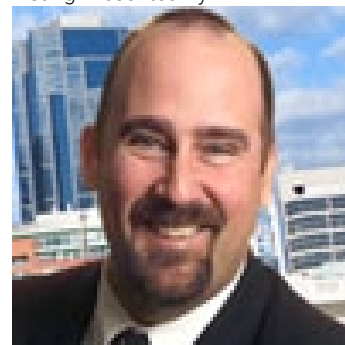
Dining room 10.08 Ft x 8.08 Ft

Foyer 6.33 Ft x 9.83 Ft

Kitchen 6.58 Ft x 10.75 Ft

Living room 13.25 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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