

**3, 2519 38 Street NE
Calgary, Alberta**

MLS # A2277477



\$230,000

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	708 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: Electric fireplace

Welcome to Unit #3, 2519 38 Street NE! This well-maintained 2-bedroom, 1-bath townhome is an excellent opportunity for first-time buyers or investors. Ideally located just steps from the Rundle LRT station and within walking distance to Sunridge Mall, schools, and Peter Lougheed Hospital. The home features two spacious bedrooms and a 4-piece bathroom, offering comfortable and functional living. With its unbeatable location and great value, this property is a smart addition to any portfolio or a perfect place to call home.