

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.