\$274,900 - 86, 2519 38 Street Ne, Calgary

MLS® #A2208491

\$274,900

3 Bedroom, 1.00 Bathroom, 1,233 sqft Residential on 0.00 Acres

Rundle, Calgary, Alberta

PRICE REDUCED BY \$15,000! SPACIOUS 1230+ SQ FT. TWO STORY TOWNHOME FEATURING 3 LARGE BEDROOMS IN AN **UNBEATABLE LOCATION! LOW-CONDO** FEES OF \$387.15/MONTH, INCLUDING WATER! Enter the home into the lower level foyer which hosts a sizable storage area great for shoes, coats and seasonal items. Up the stairs to the main level, you will immediately notice the huge open concept living & dining rooms filled with natural light from the massive windows. Conveniently located next to the dinning you have access to the balcony, perfect for summer BBQs. The main floor is completed by the kitchen (with additional window as this home is an end unit) and laundry/storage room. Upstairs, you will find a spacious master bedroom, TIRED OF FIGHTING FOR CLOSET SPACE? CHECK **OUT THE MASSIVE WALL-TO-WALL** CLOSET IN THIS ROOM! The upper floor includes an additional two large bedrooms and a full bathroom complete with a bathtub shower. THEY ALWAYS SAY, LOCATION, LOCATION, LOCATION: THIS HOME IS ONLY A FEW STEPS TO RUNDLE LRT STATION, SUNRIDGE MALL, PETER LOUGHEED HOSPITAL, SUPERSTORE (GROCERY), AND MANY OTHER RETAIL SHOPS/RESTAURANTS. HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!







Essential Information

MLS® # A2208491 Price \$274,900

Bedrooms 3
Bathrooms 1.00

Full Baths 1

Square Footage 1,233
Acres 0.00
Year Built 1978

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 86, 2519 38 Street Ne

Subdivision Rundle
City Calgary
County Calgary
Province Alberta
Postal Code T1Y4W8

Amenities

Amenities Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Stall

Interior

Interior Features No Smoking Home

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Basement None

Exterior

Exterior Features Balcony, Private Entrance

Lot Description Other

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 18

Zoning M-C1

Listing Details

Listing Office Independent Broker

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