

**42, 2519 38 Street NE**  
**Calgary, Alberta**

**MLS # A2178179**



**\$274,800**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**LOCATION! LOCATION! LOCATION!** 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 good sized kitchen + 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 + 4 piece bathroom which completes the upper level. The basement has the laundry area and a finished spacious living room with carpet flooring and a 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!