

**25, 2519 38 Street NE**  
**Calgary, Alberta**

**MLS # A2178719**



**\$305,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 863 sq.ft.             | <b>Age:</b>   | 1978 (46 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall        |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, See Remarks |               |                   |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | \$ 387 |
| <b>Basement:</b>   | Full, Unfinished           | <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>   | See Remarks                |                   |        |

**Inclusions:** N/A

Welcome to this charming, well-maintained two-story townhome in the heart of Rundle—a property that perfectly blends value, convenience, and lifestyle. Whether you’re a first-time buyer or an investor, this home offers a low-maintenance lifestyle with all amenities close at hand. Just steps from the Sunridge LRT station, this location provides seamless access to both downtown Calgary and the airport, making it ideal for commuters. You’ll find everything you need within walking distance, from Sunridge Mall and grocery stores to restaurants, entertainment options, and even a movie theater. The Peter Lougheed Centre hospital and nearby medical offices add further convenience, making healthcare easily accessible. The community of Rundle is family-friendly, with nearby schools like Rundle Elementary, Cecil Swanson School, and St. Rose of Lima. Parks and playgrounds enhance the neighborhood’s appeal for young families, while investors will appreciate the property’s proximity to transit, shopping, and dining, making it highly attractive for potential tenants. Inside, the townhome offers two spacious bedrooms upstairs and a well-laid-out main floor featuring a cozy fireplace and stylish laminate flooring. The fenced backyard with gated access provides private outdoor space, with streetside parking available just steps away for added convenience. This home has been thoughtfully updated, with a new roof, sidewalks, furnace, and bathroom improvements completed around 2018, ensuring a move-in-ready experience. The unfinished basement offers plenty of storage and the option to create additional living space. A designated parking stall near the front door makes daily life even easier. With its prime location, thoughtful layout, and recent updates, this townhome is a standout opportunity for both new homeowners and

investors. Don't miss out—check out the virtual tour, then book your viewing to experience the incredible value of this home!