

**86, 2519 38 Street NE**  
**Calgary, Alberta**

**MLS # A2208491**



**\$274,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

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!