



GRASSROOTS
REALTY GROUP

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42, 2511 38 Street NE
Calgary, Alberta

MLS # A2227256



\$249,000

| | | | |
|-----------|-----------------------|--------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 807 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|----------------------------|------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 273 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | M-C1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance, Storage | | |

Inclusions: N/A

Welcome to the most affordable 2-bedroom townhouse. Whether you're a first-time buyer looking to break into homeownership or an investor searching for a smart addition to your portfolio, this bungalow-style unit is full of potential. Inside, you'll find a functional layout featuring modern white kitchen cabinets, a spacious open-concept living and dining area with a wood-burning fireplace, and a generously sized primary bedroom. The fenced-in private yard offers a great space for relaxing and barbequing. This location can't be beat, walking distance to groceries, shopping malls, restaurants, PLC Hospital, gyms, movie theatres, schools, the train station, and more. With quick access to Trans Canada Highway (16th Ave), Deerfoot Trail, Stoney Trail, and less than 15 minutes to downtown, you're well-connected to every corner of the city. A perfect opportunity to build equity or create a desirable rental property. Book your private showing today!