



GRASSROOTS
REALTY GROUP

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42, 2511 38 Street NE
Calgary, Alberta

MLS # A2227256



\$220,000

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 one of the most affordable 2-bedroom townhouses. 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!