



GRASSROOTS
REALTY GROUP

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18, 2519 38 Street NE
Calgary, Alberta

MLS # A2237202



\$235,000

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	831 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

See 3D Tour! WHY RENT WHEN YOU CAN BUY? Welcome to 18, 2519 38 Street NE: a spacious main-floor townhome offering stair-free living in the heart of Rundle, within a short walk from the C-Train station, Peter Lougheed hospital, Sunridge Mall, and Superstore. This 2-bedroom, 1-bath unit is part of an established complex and it features beautiful newer hardwood flooring throughout, and a refreshed bathroom for a fresh, low-maintenance feel. Enjoy incredible convenience with Sunridge Mall, Peter Lougheed Hospital, and numerous shops and services just a few minutes walk away. Commuters will love being close to Rundle LRT Station and major transit routes, making downtown and the rest of Calgary easily accessible. Whether you're a first-time buyer seeking affordability, an investor looking for a solid rental property, or someone downsizing to single-level living near essential amenities, this home offers exceptional value in a vibrant community. Don't miss this opportunity to own in a well-connected neighbourhood known for its shopping, transit options, and everyday conveniences. Book your showing today!