



**GRASSROOTS**  
REALTY GROUP

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27, 2511 38 Street NE  
Calgary, Alberta

MLS # A2242825



**\$249,999**

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	788 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

LOCATION, LOCATION, LOCATION! Rare opportunity to acquire an UPGRADED UNIT in the highly accessible community of Rundle! This property presents EXCEPTIONAL VALUE. This single storey townhouse with 2 Bed & 1 Bath offers perfect opportunity for first home buyers or investors. The unit boasts an open floor plan with a generously sized living room featuring a fireplace overlooking private yard perfect for bbq's and hosting gatherings, a dedicated dining area can comfortably fit a 6-seat table, and a gallery style functional kitchen. The master bedroom is very spacious with large window, a second generous size bedroom and a 4-piece bathroom. Unit also includes a mechanical room with laundry facilities. This unit has been upgraded recently including LVP flooring throughout, paint, new WINDOWS & PATIO DOOR and its ready for new owners. The well-managed complex has undergone recent updates as well, including a new roof and siding. Low condo fees also include water, sewer, and trash removal. The complex is conveniently located across from Sunridge Shopping Mall, Rundle LRT Station, which offers a quick train ride to downtown, and provides easy access to Peter Lougheed Hospital, grocery stores, schools, parks, and Highway 1. Don't miss this exceptional find!