



**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 |
|-------------|----|

**\*\*OPEN HOUSE AUG 10 | 1 PM TO 3 PM\*\*LOCATION, LOCATION, LOCATION!** Rare opportunity to acquire an **UPGRADED UNIT** in the highly accessible community of Rundle! This property presents **EXCEPTIONAL VALUE**. This single level 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!