



**GRASSROOTS**  
REALTY GROUP

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26, 2511 38 Street NE  
Calgary, Alberta

MLS # A2243636



**\$309,900**

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,024 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

\*\*\*PRICE REDUCED!!! | FULLY RENOVATED | LOW CONDO FEES | CLOSE TO ALL AMENITIES AND TRANSIT | MOVE IN READY.\*\*\* Welcome to this stunning, Fully-Renovated Home in the desirable Rundle community! Perfect for First-Time Homebuyers, looking to down size or savvy Investors, this incredible property boasts 1,024 sqft of Living Space, featuring 2 Spacious Bedrooms, 1 Bathroom. Enjoy the Brand-New Stainless Steel Appliances, premium Kitchen Quartz Countertops, and cozy nights by the Fireplace in the living room. Beautiful Laminate Vinyl Plank Flooring flows throughout while the primary bedroom showcases a Walk-in Closet and the second bedroom features another generously-sized closet. The lower lever provides excellent additional Storage Space, perfect for keeping your belongings organized and out of the way. Plus the Laundry/Furnace room offers even more storage opportunities, making this home perfect for those who value organization and functionality. To top it off, this property comes with a convenient assigned parking stall. Ideally located just a short walk from the LRT station, Transit option, Sunridge Mall, Restaurants, Shopping, Schools, Parks, Playgrounds and more, with the Calgary International Airport and Peter Lougheed Hospital just a short drive away. Don't miss out on this incredible opportunity to own this beautiful home.