



**GRASSROOTS**  
REALTY GROUP

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**38, 2511 38 Street NE**  
**Calgary, Alberta**

**MLS # A2246148**



**\$289,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-located and affordable 2-bedroom townhome in the desirable RUNDLEMERE GREEN condominium complex! As you enter, you are greeted by a welcoming foyer with a convenient closet that helps keep the space tidy and organized. Upstairs, the main floor features hardwood floors throughout a spacious living room complete with a cozy wood-burning fireplace adding a warm touch to this area. The adjoining dining area is bright and inviting, with sliding patio doors leading to a south-facing balcony that brings in beautiful natural light throughout the day. The kitchen is equipped with stainless steel appliances and a good layout for functionality. Just off the kitchen, you will find the utility room with the laundry room, plus extra space for storage. The third level offers a good sized primary bedroom with a large walk-in closet, a comfortable second bedroom, and a full 4-piece bathroom. This home offers 1,030 SqFt of thoughtfully designed living space and is ideal as a starter home or investment property. Additional highlights include: Low condo fees that cover water, sewer, and regular maintenance, one assigned parking stall (#38), south-facing balcony for all-day sunlight and prime location just steps to schools, parks, Rundle LRT Station, Sunridge Mall, Peter Lougheed Hospital, Superstore, restaurants, and more! This home is full of potential and ready for its next chapter. Don't miss this fantastic opportunity!