



GRASSROOTS
REALTY GROUP

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10, 2511 38 Street NE
Calgary, Alberta

MLS # A2253759



\$279,900

Division:	Rundle		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,011 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

****OPEN HOUSE, 1-3pm, Saturday, Sep 6**** Step inside to find a welcoming entry with a convenient closet and stairs leading up to the main floor. The open-concept layout features a bright living room with large windows that fill the space with natural light, seamlessly connected to a dining area with sliding glass doors opening onto a lovely balcony. The adjacent kitchen offers abundant cabinetry and great functionality. Upstairs, you'll find a spacious primary bedroom with a big walk-in closet, a well-sized second bedroom with ample storage, and a 4-piece bathroom to complete the level. This move-in ready townhouse is ideally located close to shopping, transit, school and everyday amenities.