



**3, 2519 38 Street NE**  
**Calgary, Alberta**

**MLS # A2277477**



**\$224,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home		

**Inclusions:** Electric fireplace

Welcome to Unit #3, 2519 38 Street NE! This well-maintained 2-bedroom, 1-bath townhome is an excellent opportunity for first-time buyers or investors. Ideally located just steps from the Rundle LRT station and within walking distance to Sunridge Mall, schools, and Peter Lougheed Hospital. The home features two spacious bedrooms and a 4-piece bathroom, offering comfortable and functional living. With its unbeatable location and great value, this property is a smart addition to any portfolio or a perfect place to call home.