



2452 38 Street NE
Calgary, Alberta

MLS # A2290940



\$500,000

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions: Fridges x 2, Stoves x 2, Shed.

This versatile 5 Bedroom Rundle home features an updated main level, a fully LEGAL 2 Bedroom BASEMENT SUITE with separate entrance, and a large landscaped lot with ample parking capabilities. Fully finished and thoughtfully maintained... As you enter the main level, you're welcomed into the bright updated main level featuring durable luxury vinyl plank flooring and a functional open floor plan designed for everyday living. The white Kitchen offers new cabinetry with anti-slam features, plenty of prep space, and a convenient pantry for additional storage. Just off the Kitchen and living space you'll find 3 bedrooms, and an updated 4-pc Bathroom with a stone countertop and two-drawer vanity. The Laundry room and a linen closet adds extra organization upstairs. The fully legal 2 Bedroom Basement Suite can be accessed through the upstairs and also has its own SEPARATE ENTRANCE. It hosts a PRIVATE LAUNDRY room, making it ideal for extended family or rental income. The lower level features a spacious Family Room, a FULL Kitchen, 2 large bedrooms, a 4-pc tiled Bathroom, additional linen storage, and a comfortable mix of laminate and carpet flooring throughout. Outside, the large backyard is fully landscaped and offers excellent outdoor space along with a large storage shed. A rear parking pad provides plenty of off-street parking and still leaves room for you to fulfill your parking needs. The stairs were updated in 2022, adding to the home's overall upkeep. Located just minutes from Sunridge Mall, Peter Lougheed Hospital, transit, schools, parks, and major shopping amenities, this property combines convenience with flexibility in one of Calgary's well-connected northeast communities. This location and property is perfectly suited for investors, multi-generational living, or Buyer's looking for added space & flexibility

- book your private viewing TODAY!