



98, 2519 38 Street NE
Calgary, Alberta

MLS # A2291142



\$268,800

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	988 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Excellent opportunity for investment and/or first time home buyer. Great location in the heart of Rundle and steps away from the Rundle LRT- C Train station, Sunridge Mall and the Peter Lougheed Hospital. This home features : 2 Bedrooms , 1 - 4 piece bath, fresh paint, New carpet and updated kitchen, Wood burning Fire Place. A good sized balcony perfect for the BBQ. One Parking stall and lots of visitor parking. Please call for a private viewing. Have a great day.