



**29, 2519 38 Street NE**  
**Calgary, Alberta**

**MLS # A2300238**



**\$299,999**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Calling all first-time home buyers and savvy investors! This beautifully renovated inner-city townhouse offers the perfect blend of comfort, style, and convenience. Ideally located close to the train station and Peter Lougheed Centre, this elegant 2-bedroom, 2-bathroom home with a fully developed basement is sure to impress. Spanning over 1,200 sq. ft., this impeccably updated townhouse features a stunning kitchen complete with brand-new stainless-steel appliances, quartz countertops, and ample cabinetry for storage. The bright and inviting main living area is highlighted by a cozy fireplace, perfect for Calgary's winter nights. Upstairs, you'll find two generously sized bedrooms and a full bathroom. The primary bedroom is a true retreat, featuring its own fireplace—ideal for relaxing evenings. The fully developed basement adds exceptional versatility with a full bathroom, two flex spaces (ideal for a recreation room, home office, or study), plus laundry and additional storage. Enjoy the convenience of a fully fenced, low-maintenance backyard, offering flexible outdoor use. Major upgrades include a brand-new furnace, hot water tank, windows, and flooring throughout. This move-in-ready home offers outstanding value and won't last long. This is the one you've been waiting for!