



**94, 2511 38 Street NE**  
**Calgary, Alberta**

**MLS # A2304196**



**\$365,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Rundle                |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 930 sq.ft.            | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Stall     |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Back 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> | \$ 305    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Wood Frame, Wood Siding   | <b>Zoning:</b>    | M-C1 d100 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |                   |           |

**Inclusions:** NA

Discover Townhouse 94; a fully developed and exceptionally renovated home with private outdoor space. Here are 5 things we love about this home (and we're sure you will too): 1. **THAT RENOVATION:** A once tiered 1970's townhome has been completely transformed into a modern and inviting space. Featuring all new windows, new LVP flooring throughout, a redesigned magazine-worthy kitchen, recessed electric fireplace, two redesigned + tiled bathrooms, custom closets and new interior doors and patio door. 2. **A FLOORPLAN DESIGNED FOR REAL LIFE:** As homes trend smaller and smaller Townhouse 94 is a breath of fresh air! The main floor is a showstopper with wide-plank LVP flooring and recessed electric fireplace while the kitchen-seemingly plucked from the pages of House and Home Magazine-offers 3cm quartz counters, stainless appliance package, breakfast bar and ample work/storage space. Upstairs find two well-proportioned bedrooms. The primary is nicely equipped with walk-in closet featuring custom built-ins. The cozy basement offers a large flex space which acts as a home office, media room or even a third bedroom (note, there is a closet but no window in this flex space). 3. **PRIVATE BACKYARD:** A rarity in the townhouse market, this home backs onto common greenspace which enhances your outdoor privacy and is complete with a private, fully fenced, backyard. The perfect place to entertain, enjoy a coffee, a cocktail or relax at the end of the day. 4. **MORE THAN YOU EXPECT:** This is not a simple cosmetic renovation. Every detail has been thought out here from all new windows to a high efficiency furnace with EcoBee smart thermostat, new hot water tank and all new PEX plumbing throughout the home.. 5. **A CONVENIENT + CENTRAL LOCATION:** Rundle is an established and centrally located community in Northeast Calgary.

From Townhouse 94 you are walking distance to an abundance of amenities, shopping and restaurants at Sunridge Mall, just a 6 minute walk to the LRT station and a 5 minute drive to both Peter Lougheed and Village Square Leisure Centre a multi-purpose facility with an indoor water park, wave pool, waterslides, ice rinks, weight room, jungle gym, gymnasium along with a wide variety of activities, classes and services. Please note: Some images have been virtually staged