

**42, 2519 38 Street NE
Calgary, Alberta**

MLS # A2178179

\$274,800



Division:	Rundle		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	944 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

LOCATION! LOCATION! LOCATION! Why pay rent when you can pay your own mortgage?! ****Make your first visit through the 3D tour****
 Affordable 2 bedroom townhome located in the **POPULAR** community of Rundle with 1300+ total square footage. **AMENITIES IN MINUTES:** Just steps from Sunridge mall, restaurants, Peter Lougheed Hospital, schools, and public transportation. The main floor featuring newer laminate flooring has a good sized kitchen + spacious living room and dining room + a wood burning fireplace + sliding doors to a private patio with no neighbours directly behind you. Upstairs you'll find the master bedroom with walk in closet and a second good sized bedroom + 4 piece bathroom which completes the upper level. The basement has the laundry area and a finished spacious living room with carpet flooring and a 4 piece bathroom. You will also have access to your own parking stall (#42) which is just a few steps out of your front door and there is lots of visitor parking available for your family and friends. Your water & sewer is included in your low condo fee and the roof has recently been redone. Don't wait on this one or it will be gone!