



94, 2511 38 Street NE
Calgary, Alberta

MLS # A2304196



\$365,000

Division:	Rundle		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	930 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	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