



64, 2519 38 Street NE
Calgary, Alberta

MLS # A2307314



\$349,900

Division:	Rundle		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Combination, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom, 2.5-bathroom CORNER UNIT townhouse in the established and family-friendly community of Rundle, an excellent opportunity for first-time home buyers, growing families, or savvy investors. Featuring new flooring throughout, this home offers a fresh, move-in-ready feel combined with a functional and spacious layout. The main level welcomes you with a bright and inviting living room centered around a cozy fireplace, perfect for relaxing evenings or entertaining guests. The adjacent dining area flows seamlessly into a well-appointed kitchen, offering ample cabinet space and great functionality for everyday living. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat, along with a full bathroom and convenient additional half-bath. The fully finished basement expands your living space even further, featuring a fourth bedroom, an additional full bathroom, and a versatile area that can be used as a family room, home office, or guest suite. Located in a central and highly accessible part of Calgary, Rundle is known for its convenience and strong sense of community. Enjoy walking distance or quick access to the Calgary CTrain, making commuting throughout the city effortless. You’re also just minutes from Sunridge Mall, grocery stores, schools, parks, and a wide variety of restaurants and amenities. Offering space, updates, and an unbeatable location, this home is a fantastic opportunity to get into the market in one of Calgary’s most connected neighbourhoods. Call to schedule your showing TODAY!