

# \$249,999 - 27, 2511 38 Street Ne, Calgary

MLS® #A2242825

**\$249,999**

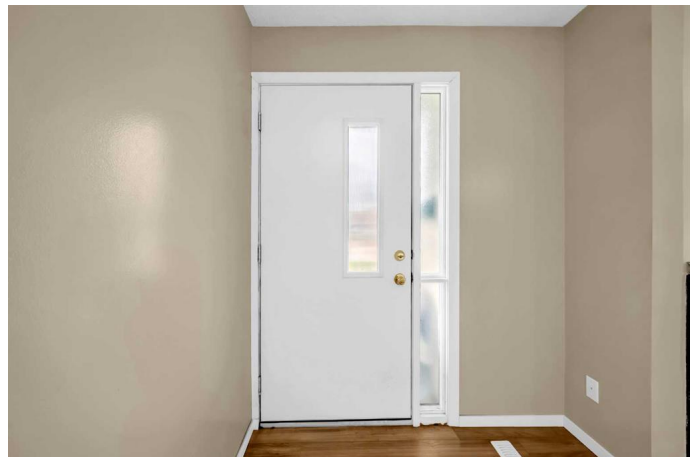
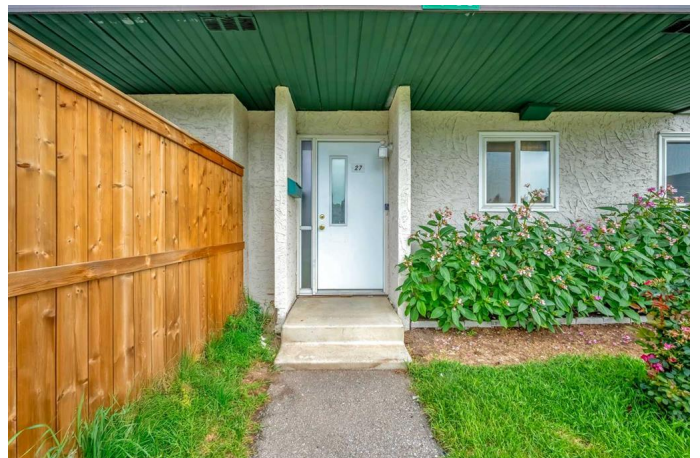
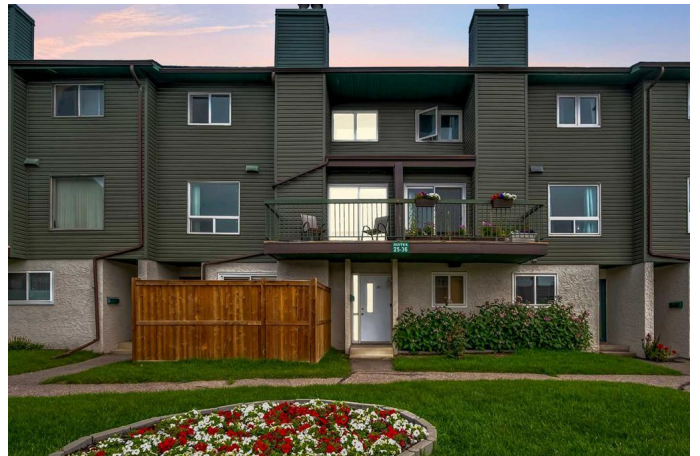
2 Bedroom, 1.00 Bathroom, 788 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

**\*\*OPEN HOUSE AUG 09 & 10 | 1 PM TO 3 PM\*\*LOCATION, LOCATION, LOCATION!**  
Rare opportunity to acquire an **UPGRADED UNIT** in the highly accessible community of Rundle! This property presents **EXCEPTIONAL VALUE**. This single level townhouse with 2 Bed & 1 Bath offers perfect opportunity for first home buyers or investors. The unit boasts an open floor plan with a generously sized living room featuring a fireplace overlooking private yard perfect for bbqâ€™s and hosting gatherings, a dedicated dining area can comfortably fit a 6-seat table, and a gallery style functional kitchen. The master bedroom is very spacious with large window, a second generous size bedroom and a 4-piece bathroom. Unit also includes a mechanical room with laundry facilities. This unit has been upgraded recently including LVP flooring throughout, paint, new **WINDOWS & PATIO DOOR** and its ready for new owners. The well-managed complex has undergone recent updates as well, including a new roof and siding. Low condo fees also include water, sewer, and trash removal. The complex is conveniently located across from Sunridge Shopping Mall, Rundle LRT Station, which offers a quick train ride to downtown, and provides easy access to Peter Lougheed Hospital, grocery stores, schools, parks, and Highway 1. Don't miss this exceptional find!

Built in 1978



## Essential Information

MLS® #	A2242825
Price	\$249,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	788
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	27, 2511 38 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4M7

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	15
Zoning	M-C1 d100

### **Listing Details**

Listing Office	eXp Realty
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