

24, 2511 38 Street NE
Calgary, Alberta

MLS # A2248929



\$227,900

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|-----------|-----------------------|--------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 746 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|----------------------------------|------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 273 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | M-C1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

This 2 bedroom condo checks all the boxes for the savvy investor. Or any buyer wanting to live steps away from numerous amenities including the Rundle Train Station, Sunridge Mall, Superstore, the Peter Lougheed Hospital, etc etc. Freshly painted, wood burning fireplace, laminate flooring throughout, end unit, main floor, no stairs, In suite laundry and a sliding door leading to an enclosed private yard. In case you still prefer to have a car the assigned parking stall is 24. Condo fees are super affordable at \$273.42/month. Possession can be super quick!