

# \$349,000 - 43, 2511 38 Street Ne, Calgary

MLS® #A2200492

**\$349,000**

3 Bedroom, 1.00 Bathroom, 1,240 sqft  
Residential on 0.00 Acres

Rundle, Calgary, Alberta

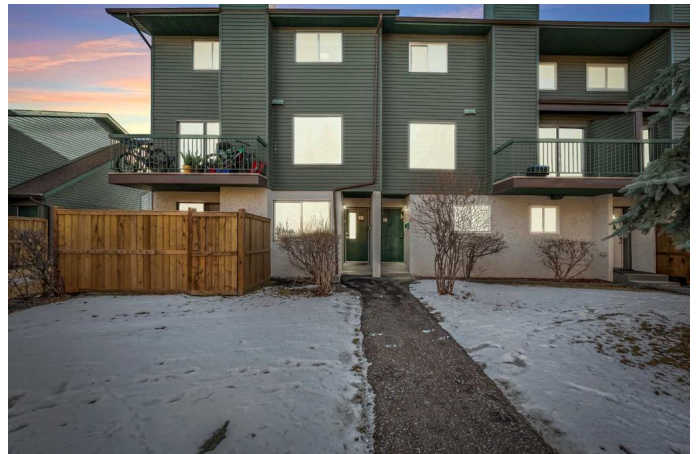
LOCATION, LOCATION, LOCATION! Rare opportunity to acquire a CORNER UNIT in the highly accessible community of Rundle! This property presents EXCEPTIONAL VALUE.

This three-storey townhouse offers ample space to accommodate your family's needs. The main floor features a spacious entrance with storage space, while the upper floor boasts an open floor plan with a generously sized living room featuring a fireplace, a dedicated dining area overlooking the balcony, and an L-shaped functional kitchen. This floor also includes a mechanical room with laundry facilities. The upper level comprises a spacious master bedroom with large window, two well-proportioned bedrooms, and a 4-piece bathroom. The well-managed complex has undergone recent updates, 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 grocery stores, schools, parks, and Highway 1. Don't miss this exceptional find!

Built in 1978

## Essential Information

MLS® #	A2200492
Price	\$349,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,240
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	43, 2511 38 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4M7

### **Amenities**

Amenities	Park, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 7th, 2025

Days on Market        5

Zoning                 M-C1

### **Listing Details**

Listing Office           eXp Realty

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