

# \$239,900 - 103, 2519 38 Street Ne, Calgary

MLS® #A2206874

**\$239,900**

2 Bedroom, 1.00 Bathroom, 829 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

SPACIOUS 825+ SQ. FT. 2-BEDROOM BUNGALOW TOWNHOME IN AN UNBEATABLE LOCATION! LOW-CONDO FEES OF \$333.49/MONTH, INCLUDING WATER! NO STAIR ACCESS: With a ramp to the front door and the renovated shower; this home is a wonderful option for individuals with diverse mobility needs. This home has been occupied and carefully maintained by the same owners for over 15 years, completing many upgrades over the years, including newer windows/patio doors, a large accessible walk-in shower, newer appliances, and replacements for the furnace and hot water tank. As you walk into the home, you will immediately notice the natural light coming through the south-facing patio doors, which spread through the spacious living and dining room. From these patio doors, you have access to a backyard perfect for summer BBQs. Walking through the home, you will pass the kitchen equipped with newer appliances and then come to the home's full bathroom with a large standing shower. This home features a large primary bedroom just under 150 sq. ft.! Plenty of space for a full bedroom set, including dressers and room for a home office desk. The home is completed with a second spacious bedroom and a laundry room. THEY ALWAYS SAY, LOCATION, LOCATION, LOCATION: THIS HOME IS ONLY A FEW STEPS TO RUNDLE LRT STATION, SUNRIDGE MALL, PETER LOUGHEED HOSPITAL, SUPERSTORE



(GROCERY), AND MANY OTHER RETAIL SHOPS/RESTAURANTS. HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY AND/OR JOIN US FOR OUR OPEN HOUSE ON SUNDAY, APRIL 6TH, FROM 12:00 PM TO 2:00 PM!

Built in 1978

### Essential Information

MLS® #	A2206874
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	829
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	103, 2519 38 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4W8

### Amenities

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

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Other, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	11
Zoning	M-C1

### **Listing Details**

Listing Office	Independent Broker
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