



27, 2511 38 Street NE, Calgary, Alberta - \$249,999



Main Photo

Property Description

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 bbq'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!

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