

# \$314,500 - 26, 2511 38 Street Ne, Calgary

MLS® #A2232231

**\$314,500**

2 Bedroom, 1.00 Bathroom, 1,024 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

**\*\*\*PRICE REDUCED!!! | FULLY RENOVATED | LOW CONDO FEES | CLOSE TO ALL AMENITIES AND TRANSIT | MOVE IN READY.\*\*\*** Welcome to this stunning, Fully-Renovated Home in the desirable Rundle community! Perfect for First-Time Homebuyers, looking to down size or savvy Investors, this incredible property boasts 1,024 sqft of Living Space, featuring 2 Spacious Bedrooms, 1 Bathroom. Enjoy the Brand-New Stainless Steel Appliances, premium Kitchen Quartz Countertops, and cozy nights by the Fireplace in the living room. Beautiful Laminate Vinyl Plank Flooring flows throughout while the primary bedroom showcases a Walk-in Closet and the second bedroom features another generously-sized closet. The lower lever provides excellent additional Storage Space, perfect for keeping your belongings organized and out of the way. Plus the Laundry/Furnace room offers even more storage opportunities, making this home perfect for those who value organization and functionality. To top it off, this property comes with a convenient assigned parking stall. Ideally located just a short walk from the LRT station, Transit option, Sunridge Mall, Restaurants, Shopping, Schools, Parks, Playgrounds and more, with the Calgary International Airport and Peter Lougheed Hospital just a short drive away. Don't miss out on this incredible opportunity to own this beautiful home.

Built in 1978



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232231      |
| Price          | \$314,500     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,024         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 26, 2511 38 Street Ne |
| Subdivision | Rundle                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y4M7                |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters, Storage, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Great Room, Wood Burning  |
| Basement          | None  |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Landscaped      |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 28              |
| Zoning         | M-C1            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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