

# \$245,000 - 42, 2511 38 Street Ne, Calgary

MLS® #A2227256

**\$245,000**

2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.00 Acres

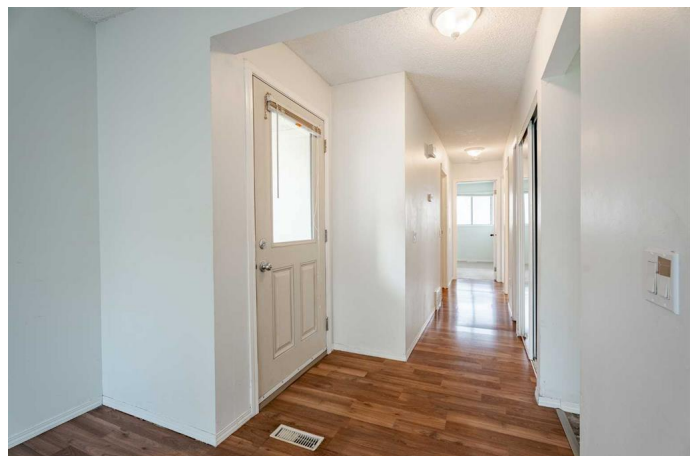
Rundle, Calgary, Alberta

Welcome to the most affordable 2-bedroom townhouse. Whether you're a first-time buyer looking to break into homeownership or an investor searching for a smart addition to your portfolio, this bungalow-style unit is full of potential. Inside, you'll find a functional layout featuring modern white kitchen cabinets, a spacious open-concept living and dining area with a wood-burning fireplace, and a generously sized primary bedroom. The fenced-in private yard offers a great space for relaxing and barbequing. This location can't be beat, walking distance to groceries, shopping malls, restaurants, PLC Hospital, gyms, movie theatres, schools, the train station, and more. With quick access to Trans Canada Highway (16th Ave), Deerfoot Trail, Stoney Trail, and less than 15 minutes to downtown, you're well-connected to every corner of the city. A perfect opportunity to build equity or create a desirable rental property. Book your private showing today!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227256  |
| Price          | \$245,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 807       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1978              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | Stacked Townhouse |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 42, 2511 38 Street Ne |
| Subdivision | Rundle                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 4M7               |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | Parking           |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Storage                                                |
| Appliances        | Dryer, Oven, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Living Room, Wood Burning                                                 |
| Basement          | None                                                                      |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 69             |
| Zoning         | M-C1 d100      |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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