

# \$235,000 - 18, 2519 38 Street Ne, Calgary

MLS® #A2237202

**\$235,000**

2 Bedroom, 1.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

See 3D Tour! WHY RENT WHEN YOU CAN BUY? Welcome to 18, 2519 38 Street NE: a spacious main-floor townhome offering stair-free living in the heart of Rundle, within a short walk from the C-Train station, Peter Lougheed hospital, Sunridge Mall, and Superstore. This 2-bedroom, 1-bath unit is part of an established complex and it features beautiful newer hardwood flooring throughout, and a refreshed bathroom for a fresh, low-maintenance feel.

Enjoy incredible convenience with Sunridge Mall, Peter Lougheed Hospital, and numerous shops and services just a few minutes walk away. Commuters will love being close to Rundle LRT Station and major transit routes, making downtown and the rest of Calgary easily accessible.

Whether you're a first-time buyer seeking affordability, an investor looking for a solid rental property, or someone downsizing to single-level living near essential amenities, this home offers exceptional value in a vibrant community.

Don't miss this opportunity to own in a well-connected neighbourhood known for its shopping, transit options, and everyday conveniences. Book your showing today!

Built in 1978



## Essential Information

MLS® #	A2237202
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	831
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

## Community Information

Address	18, 2519 38 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4M7

## Amenities

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

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Private Entrance
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Lot Description	Street Lighting, Other
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	24
Zoning	M-C1 d100

### **Listing Details**

Listing Office	CIR Realty
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