



THE
A-TEAM

**RE/MAX
FIRST**

2511 38 Street #60, Calgary T1Y 4M7

MLS® #: **A2123534**

Area: **Rundle**

Listing Date: **04/18/24**

List Price: **\$419,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1978

Lot Information

Finished Floor Area

Abv Sqft:

1,178

Low Sqft:

Ttl Sqft:

1,178

Lot Sz Ar:

Lot Shape:

DOM

31

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

Townhouse

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

**No Neighbours Behind, Street Lighting
Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco, Wood Frame, Wood Siding

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings

Int Feat:

No Animal Home, No Smoking Home, See Remarks

Utilities:

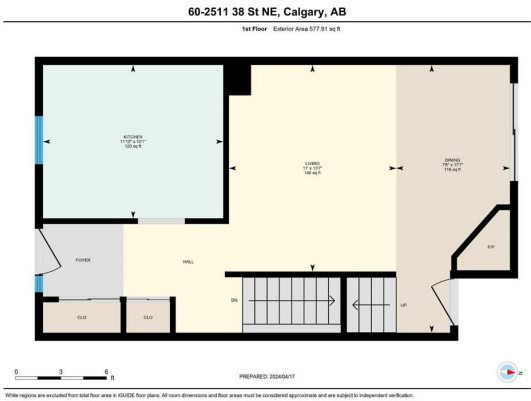
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	17`7" x 7`6"	Kitchen	Main	10`1" x 11`10"
Living Room	Main	13`7" x 11`0"	5pc Bathroom	Second	7`3" x 8`4"
Bedroom - Primary	Second	13`7" x 12`3"	Bedroom	Second	8`8" x 11`4"
Bedroom	Second	8`8" x 9`4"	Family Room	Lower	16`10" x 25`8"
2pc Bathroom	Lower	7`1" x 14`11"	Storage	Lower	9`6" x 3`10"
Storage	Lower	5`0" x 3`8"			

Legal/Tax/Financial

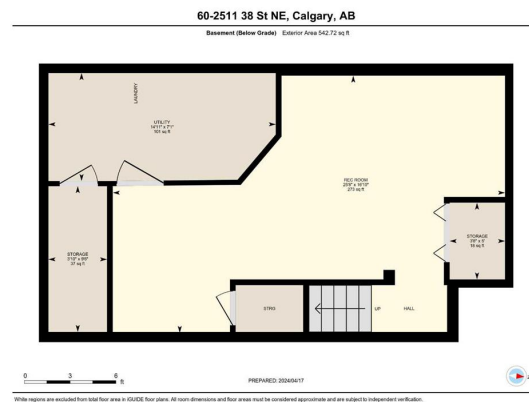
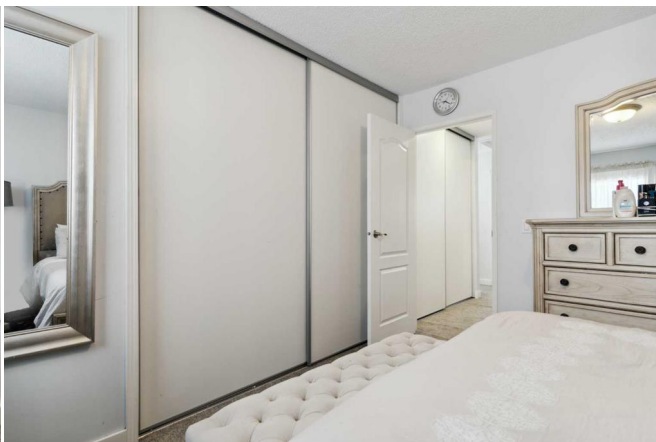
Condo Fee:		Title:	Zoning:
\$350		Fee Simple	M-C1 d100
		Fee Freq:	
		Monthly	
Legal Desc:	7911116	Remarks	
Pub Rmks:	Nestled in the highly coveted community of Rundle, this charming 3-bedroom townhome boasts an enviable location, surrounded by convenience and amenities. Situated just moments away from the LRT, schools, hospital, and leisure center with a pool and arenas, it ensures an effortless lifestyle for its residents. Step inside to discover a welcoming ambiance enhanced by modern updates and thoughtful touches throughout. The kitchen exudes contemporary elegance with its newer finishes and exquisite light fixtures, setting the stage for culinary delights and casual gatherings alike. The spacious living room becomes the heart of the home, offering ample space to relax and unwind. Warm up by the wood-burning fireplace on chilly winter evenings, creating memories to cherish for years to come. Venture outdoors to your own private oasis - an end unit boasting a fenced-in back patio, perfect for savouring summer evenings and entertaining guests in style. The lower level presents additional living space with a fully finished basement, featuring a sizable family room, convenient half bath, cold room, and laundry units for added functionality and comfort. With proximity to an abundance of shopping options, this residence encapsulates the epitome of convenience and comfort, offering a lifestyle that caters to your every need. Don't miss the opportunity to make this townhome your own and experience the best of Rundle living firsthand.		
Inclusions:	N/A		
Property Listed By:	Hope Street Real Estate Corp.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



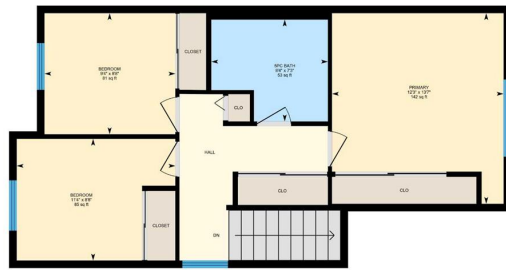






60-2511 38 St NE, Calgary, AB

2nd Floor Exterior Area 601.00 sq ft



PREPARED 20240417



Walls are excluded from total floor area in GROUND floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.