



THE
A-TEAM

**RE/MAX
FIRST**

2519 38 Street #13, Calgary T1Y 4W8

MLS® #: **A2161116** Area: **Rundle** Listing Date: **08/28/24** List Price: **\$354,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1978**

Finished Floor Area
 Abv Sqft: **1,081**
 Low Sqft:
 Ttl Sqft: **1,081**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Few Trees,Front Yard,Low Maintenance Landscape,Level**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,Microwave Hood Fan,Washer**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7`7" x 7`6"	Kitchen	Main	8`0" x 8`6"
Living Room	Main	12`11" x 16`7"	Dining Room	Main	11`7" x 6`6"
Bedroom	Second	10`7" x 11`9"	4pc Bathroom	Second	8`7" x 6`7"
Bedroom	Second	12`1" x 9`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$345

Fee Simple

M-C1 d100

Fee Freq:

Monthly

Legal Desc: **7911115**

Remarks

Pub Rmks: **FULLY RENOVATED, 2 BEDS 1 BATH, BALCONY, ALMOST 1100 SQFT, WALK IN CLOSET - Welcome to your elegantly designed home, perfect for a NEW FAMILY or AS AN INVESTMENT - The foyer walks up to the first level that is complete with a large living space HUGE WINDOWS that bring in a lot of natural light and a FIREPLACE to warm the space. The kitchen has ALL STAINLESS STEEL APPLIANCES and beautifully designed cabinetry. The dining room opens to a BALCONY overlooking a few trees and a LAUNDRY room completes this floor. The upper level is complete with 2 bedrooms, one of which has a walk in closet, and a 4PC bathroom. This home is in a sold location with shops, parks, and schools all close by.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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