



THE
A-TEAM

**RE/MAX
FIRST**

2519 38 Street #13, Calgary T1Y 4W8

MLS® #: **A2177352** Area: **Rundle** Listing Date: **11/04/24** List Price: **\$334,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,081**
 Low Sqft:
 Ttl Sqft: **1,081**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

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
Fee Freq:
Monthly

M-C1 d100

Legal Desc: **7911115**

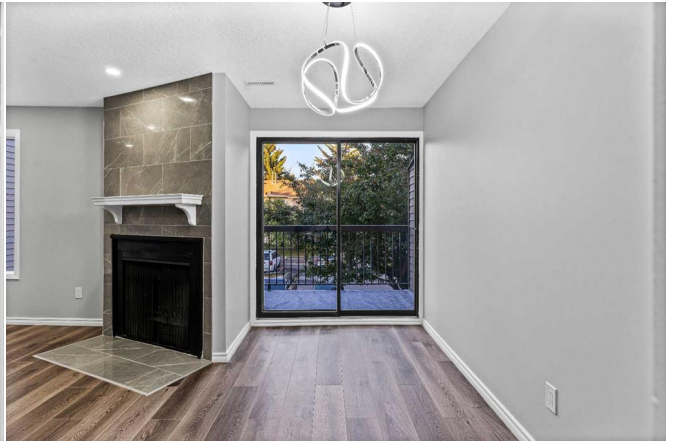
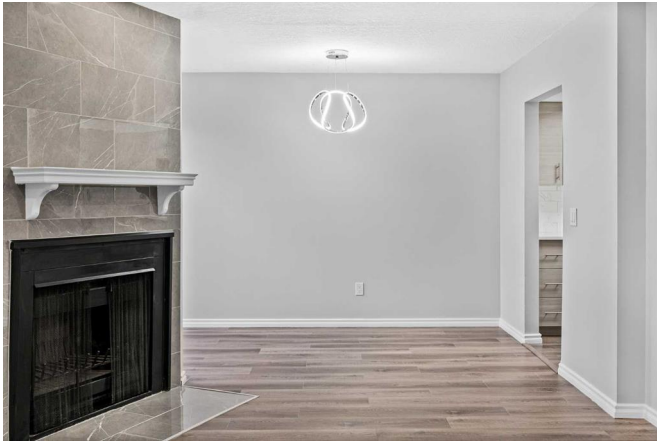
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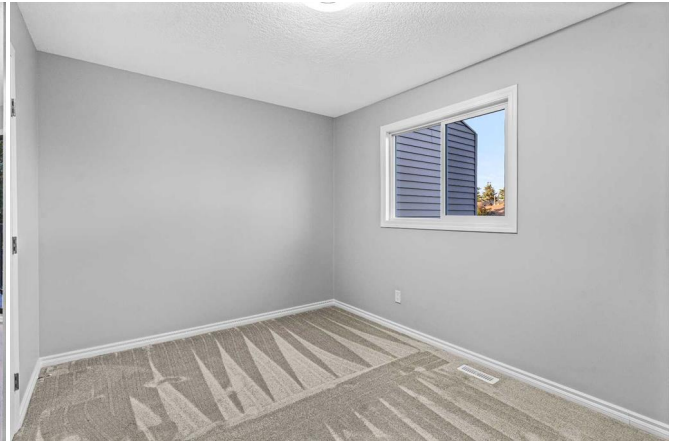
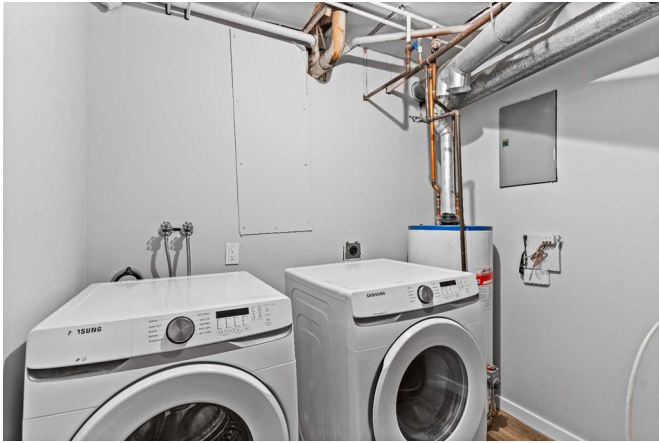
Pub Rmks: **FULLY RENOVATED, 2 BEDS 1 BATH, BALCONY, ALMOST 1100 SQFT, WALK IN CLOSET - Welcome to your elegantly designed home, perfect for a NEW FAMILY or AS AN INVESTMENT - The foyer walks up to the first level that is complete with a large living space HUGE WINDOWS that bring in a lot of natural 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



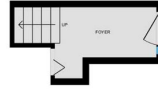






2519 38 St NE, Calgary, AB

Main Floor Exterior Area 77.45 sq ft
Interior Area 54.47 sq ft



PREPARED: 2024/06/20



While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

2519 38 St NE, Calgary, AB

1st Floor Exterior Area 514.38 sq ft
Interior Area 482.20 sq ft
Excluded Area 1.07 sq ft



PREPARED: 2024/06/20



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2519 38 St NE, Calgary, AB

2nd Floor Exterior Area 480.48 sq ft
Interior Area 426.00 sq ft
Excluded Area 1.53 sq ft



PREPARED: 2024/06/20



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