



THE
A-TEAM

**RE/MAX
FIRST**

2511 38 Street #87, Calgary T1Y 4M7

MLS® #: **A2182191**

Area: **Rundle**

Listing Date: **12/04/24**

List Price: **\$369,900**

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: **City Lot, Landscaped**
Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **943**
Low Sqft:
Ttl Sqft: **943**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **No Smoking Home, Quartz Counters, Storage**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Dining Room | Main | 9`11" x 8`1" |
| Kitchen | Main | 6`6" x 10`8" |
| 4pc Bathroom | Second | 6`5" x 7`7" |
| Bedroom - Primary | Second | 13`3" x 11`8" |
| Game Room | Basement | 9`9" x 5`4" |

| Room | Level | Dimensions |
|-----------------------------|-----------------|----------------------|
| Foyer | Main | 6`4" x 9`11" |
| Living Room | Main | 13`3" x 11`1" |
| Bedroom | Second | 13`3" x 9`1" |
| 3pc Bathroom | Basement | 9`9" x 5`4" |
| Furnace/Utility Room | Basement | 6`0" x 13`4" |

Legal/Tax/Financial

Condo Fee:
\$318

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7911116**

Remarks

Pub Rmks: **FULLY RENOVATED | STARTER HOME | INVESTMENT OPPORTUNITY | FINISHED BASEMENT | Step into your FULLY RENOVATED home with all new STAINLESS STEEL APPLIANCES, elegant light fixtures. This home offers 1350 + SqFt of living space 2 bed 2 bath, finished basement that can serve as a 3RD BEDROOM! This home is a perfect high quality starter home or investment. A wood burning fireplace adds a warm touch to the family room and windows bring in a lot of natural light. Two LARGE bedrooms on the upper level, with a 4 - piece washroom. Luxurious VINYL PLANK Flooring through the Main floor presents attention to detail as no expense was spared. The Living area features an wood burning fireplace with lots of natural light coming through your patio door, which also leads to your private back yard! The kitchen features high - end quartz countertops and new Samsung Appliances! Furthermore, the basement includes a large Recreational room to entertain but can also be used as a 3RD BEDROOM while also having a full 3 - piece bathroom! The Low Condo fees includes not just your regular maintenance but also your Water bill! This home is located just steps away from amenities, with ENDLESS PARKING BEHIND AS YOU HAVE NO NEIGHBOURS BEHIND THE HOME! Contact your favourite Realtor today and make this your NEW HOME.**

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

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











