

# \$224,900 - 103, 2519 38 Street Ne, Calgary

MLS® #A2206874

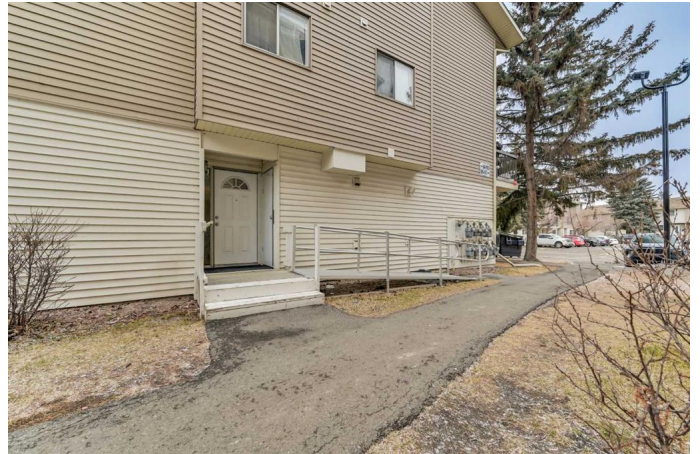
**\$224,900**

2 Bedroom, 1.00 Bathroom, 829 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

**SIGNIFICANT \$15K PRICE REDUCTION!!**  
**SPACIOUS 825+ SQ. FT. 2-BEDROOM**  
**BUNGALOW TOWNHOME IN AN**  
**UNBEATABLE LOCATION! LOW-CONDO**  
**FEES OF \$333.49/MONTH, INCLUDING**  
**WATER! NO STAIR ACCESS:** With a ramp to the front door and the renovated shower; this home is a wonderful option for individuals with diverse mobility needs. This home has been occupied and carefully maintained by the same owners for over 15 years, completing many upgrades over the years, including newer windows/patio doors, a large accessible walk-in shower, newer appliances, and replacements for the furnace and hot water tank. As you walk into the home, you will immediately notice the natural light coming through the south-facing patio doors, which spread through the spacious living and dining room. From these patio doors, you have access to a backyard perfect for summer BBQs. Walking through the home, you will pass the kitchen equipped with newer appliances and then come to the home's full bathroom with a large standing shower. This home features a large primary bedroom just under 150 sq. ft.! Plenty of space for a full bedroom set, including dressers and room for a home office desk. The home is completed with a second spacious bedroom and a laundry room. **THEY ALWAYS SAY, LOCATION, LOCATION, LOCATION: THIS HOME IS ONLY A FEW STEPS TO RUNDLE LRT STATION, SUNRIDGE MALL, PETER**



LOUGHEED HOSPITAL, SUPERSTORE (GROCERY), AND MANY OTHER RETAIL SHOPS/RESTAURANTS. HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!

Built in 1978

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2206874      |
| Price          | \$224,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 829           |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103, 2519 38 Street Ne |
| Subdivision | Rundle                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y4W8                 |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Parking Pad, Stall              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Vinyl Windows                         |
| Appliances        | Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |

|                 |               |
|-----------------|---------------|
| Heating         | Floor Furnace |
| Cooling         | None          |
| Fireplace       | Yes           |
| # of Fireplaces | 1             |
| Fireplaces      | Wood Burning  |
| Basement        | None          |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other, Private Entrance |
| Lot Description   | Back Yard               |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 41               |
| Zoning         | M-C1             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Independent Broker |
|----------------|--------------------|

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