

# \$254,000 - 42, 2511 38 Street Ne, Calgary

MLS® #A2227256

## \$254,000

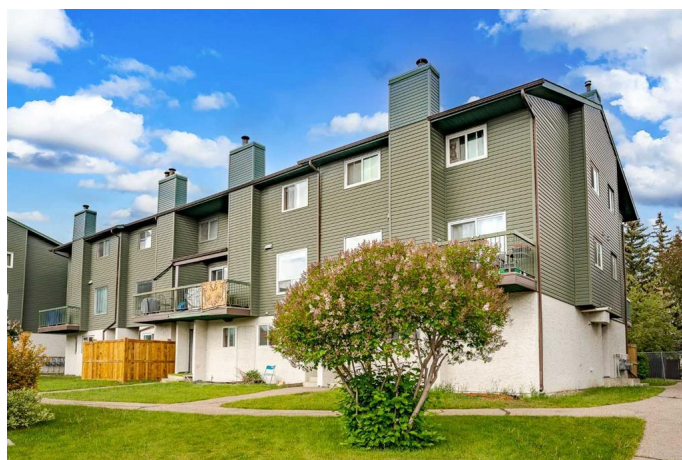
2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

### 6 MONTHS PREPAID CONDO FEES!

Welcome to the most affordable 2-bedroom townhouse currently on the market in Calgary listed under \$260,000! Whether you're a first-time buyer looking to break into homeownership or an investor searching for a smart addition to your portfolio, this bungalow-style unit is full of potential. Inside, you'll find a functional layout featuring modern white kitchen cabinets, a spacious open-concept living and dining area with a wood-burning fireplace, and a generously sized primary bedroom. The fenced-in private yard offers a great space for relaxing and barbecuing. This location can't be beat, walking distance to groceries, shopping malls, restaurants, PLC Hospital, gyms, movie theatres, schools, the train station, and more. With quick access to Trans Canada Highway (16th Ave), Deerfoot Trail, Stoney Trail, and less than 15 minutes to downtown, you're well-connected to every corner of the city. A perfect opportunity to build equity or create a desirable rental property. Book your private showing today!



Built in 1978

## Essential Information

MLS® # A2227256

Price \$254,000

Bedrooms 2

Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	42, 2511 38 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4M7

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Separate Entrance, Storage
Appliances	Dryer, Oven, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                29  
Zoning                              M-C1 d100

**Listing Details**

Listing Office                    Real Broker

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