

# \$299,900 - 76, 2511 38 Street Ne, Calgary

MLS® #A2222983

**\$299,900**

2 Bedroom, 1.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

Welcome to this charming, move-in-ready home—ideal as a starter or investment property! Step inside to find brand-new flooring throughout—this is a carpet-free home offering both style and low maintenance. The layout leads you directly into a functional, well-appointed kitchen, followed by an open-concept living area complete with a cozy wood-burning fireplace and bright patio doors that open to your south facing and private backyard—perfect for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms and a full bathroom. Take note of those quite new windows, adding comfort and efficiency throughout the home. The full, unfinished basement offers incredible potential—whether you envision a spacious recreation room, a third bedroom for family or guests, or additional storage, the space is yours to design. Plus, there's already a full bathroom in place for added convenience. With low condo fees that include regular maintenance and your water bill, this property offers exceptional value. You'll also enjoy your assigned parking stall (#76) just a few steps from your door. Located in a prime area close to amenities, this home backs onto open space—providing endless parking and no rear neighbors for added privacy. Don't miss out—contact your favorite Realtor today to make this your new home!

Built in 1978



## Essential Information

MLS® #	A2222983
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	922
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	76, 2511 38 Street Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4W8

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Central, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Level
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	38
Zoning	M-C1 d100

### **Listing Details**

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.