

# \$235,000 - 18, 2519 38 Street Ne, Calgary

MLS® #A2237202

**\$235,000**

2 Bedroom, 1.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Rundle, Calgary, Alberta

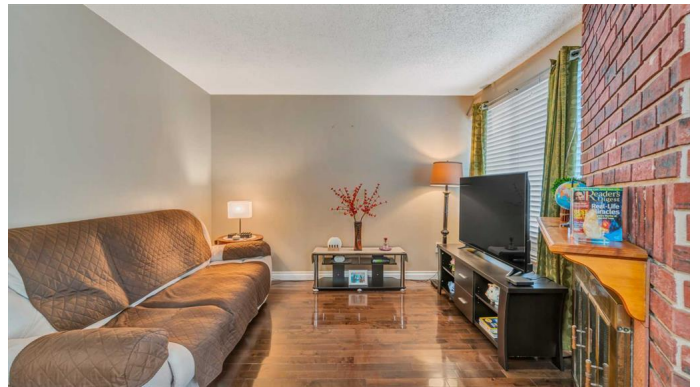
See 3D Tour! WHY RENT WHEN YOU CAN BUY? Welcome to 18, 2519 38 Street NE: a spacious main-floor townhome offering stair-free living in the heart of Rundle, within a short walk from the C-Train station, Peter Lougheed hospital, Sunridge Mall, and Superstore. This 2-bedroom, 1-bath unit is part of an established complex and it features beautiful newer hardwood flooring throughout, and a refreshed bathroom for a fresh, low-maintenance feel.

Enjoy incredible convenience with Sunridge Mall, Peter Lougheed Hospital, and numerous shops and services just a few minutes walk away. Commuters will love being close to Rundle LRT Station and major transit routes, making downtown and the rest of Calgary easily accessible.

Whether you're a first-time buyer seeking affordability, an investor looking for a solid rental property, or someone downsizing to single-level living near essential amenities, this home offers exceptional value in a vibrant community.

Don't miss this opportunity to own in a well-connected neighbourhood known for its shopping, transit options, and everyday conveniences. Book your showing today!

Built in 1978



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237202          |
| Price          | \$235,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 831               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18, 2519 38 Street Ne |
| Subdivision | Rundle                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 4M7               |

## Amenities

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

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks            |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Basement          | None                                                    |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Street Lighting, Other  |
| Roof            | Asphalt Shingle         |
| Construction    | Wood Frame, Wood Siding |
| Foundation      | Poured Concrete         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 9              |
| Zoning         | M-C1 d100      |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.