

**103, 2519 38 Street NE**  
**Calgary, Alberta**

**MLS # A2206874**



**\$224,900**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 333
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Exterior Ramp - Provides NO STAIR ACCESS TO HOME

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!