

**94, 2511 38 Street NE**  
**Calgary, Alberta**

**MLS # A2304196**



**\$345,000**

<b>Division:</b>	Rundle		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 305
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** NA

Discover Townhouse 94; a fully developed and exceptionally renovated home with private outdoor space. Here are 5 things we love about this home (and we're sure you will too): 1. **THAT RENOVATION:** A once tiered 1970's townhome has been completely transformed into a modern and inviting space. Featuring all new windows, new LVP flooring throughout, a redesigned magazine-worthy kitchen, recessed electric fireplace, two redesigned + tiled bathrooms, custom closets and new interior doors and patio door. 2. **A FLOORPLAN DESIGNED FOR REAL LIFE:** As homes trend smaller and smaller Townhouse 94 is a breath of fresh air! The main floor is a showstopper with wide-plank LVP flooring and recessed electric fireplace while the kitchen-seemingly plucked from the pages of House and Home Magazine-offers 3cm quartz counters, stainless appliance package, breakfast bar and ample work/storage space. Upstairs find two well-proportioned bedrooms. The primary is nicely equipped with walk-in closet featuring custom built-ins. The cozy basement offers a large flex space which acts as a home office, media room or even a third bedroom (note, there is a closet but no window in this flex space). 3. **PRIVATE BACKYARD:** A rarity in the townhouse market, this home backs onto common greenspace which enhances your outdoor privacy and is complete with a private, fully fenced, backyard. The perfect place to entertain, enjoy a coffee, a cocktail or relax at the end of the day. 4. **MORE THAN YOU EXPECT:** This is not a simple cosmetic renovation. Every detail has been thought out here from all new windows to a high efficiency furnace with EcoBee smart thermostat, new hot water tank and all new PEX plumbing throughout the home.. 5. **A CONVENIENT + CENTRAL LOCATION:** Rundle is an established and centrally located community in Northeast Calgary.

From Townhouse 94 you are walking distance to an abundance of amenities, shopping and restaurants at Sunridge Mall, just a 6 minute walk to the LRT station and a 5 minute drive to both Peter Lougheed and Village Square Leisure Centre a multi-purpose facility with an indoor water park, wave pool, waterslides, ice rinks, weight room, jungle gym, gymnasium along with a wide variety of activities, classes and services. Please note: Some images have been virtually staged