



THE
A-TEAM

**RE/MAX
FIRST**

1712 38 Street #209, Calgary T2A 1H1

MLS® #: **A2084617**

Area: **Forest Lawn**

Listing Date: **09/30/23**

List Price: **\$157,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 14-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **815**
Low Sqft:
Ttl Sqft: **815**

DOM

480
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room
Bedroom - Primary
4pc Bathroom

Level
Second
Second

Dimensions
14`1" x 10`1"
0`0" x 0`0"

Room
Bedroom
Living Room

Level
Second
Second

Dimensions
14`1" x 7`1"
12`0" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$663

Title:
Fee Simple

Zoning:
M-C1

Legal Desc: 0012879

Fee Freq:
Monthly

Remarks

Pub Rmks: 2 bedroom apartment on second floor of low rise building;open living room kitchen floor plan ;patio door to balcony; underground park stall.

Inclusions: N/A
Property Listed By: Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



