



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: **\$180,000**  
Status: **Active** County: **Calgary** Change: **-\$10k, 17-Apr** Association: **Fort McMurray**



General Information

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

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

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

DOM

**232**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

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,Range Hood,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



