



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: **\$170,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 01-Oct** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Stall,Underground

Finished Floor Area

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

DOM

417
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

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



