



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1712 38 Street #110, Calgary T2A 1H1**

MLS®#: **A2153373**      Area: **Forest Lawn**      Listing Date: **07/29/24**      List Price: **\$174,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 28-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:

Finished Floor Area

Abv Sqft: **818**  
 Low Sqft:  
 Ttl Sqft: **818**

DOM

**115**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Heated Garage,Parkade,Secured,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Breakfast Bar,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Soaking Tub,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 5`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 5`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`5" x 5`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`0" x 4`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`7" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`7" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$663

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0012879

Remarks

Pub Rmks: **2 BEDROOM GROUND LEVEL unit outstandingly located STEPS TO DIVERSE SHOPS, RESTAURANTS, SCHOOLS, the outdoor swimming pool and the RAPID TRANSIT LINE! FRESHLY PAINTED in a soft grey hue with stylish and durable LUXURY VINYL PLANK FLOORING THROUGHOUT (no carpet!). A private foyer with lots of storage houses seasonal items. Overlooking the living room, the kitchen has great connectivity and features an EATING BAR ON THE PENINSULA ISLAND along with loads of counter and cabinet space. The OPEN CONCEPT living and dining rooms are ideal for entertaining and relaxing alike. Glass sliding doors stream in natural light and provide access to the PRIVATE PATIO encouraging weekend barbeques nestled amongst MATURE LANDSCAPING. Both bedrooms are spacious and bright, sharing the 4-piece bathroom updated with a low flush toilet. Conveniently there is an IN-SUITE LAUNDRY room with hook-ups or a coin laundry just down the hall. HEATED UNDERGROUND PARKING additionally adds to your comfort and security. This unbeatable location provides easy access to downtown, Deerfoot Trail and is part of the City's new redevelopment plan that includes the revitalization of International Avenue. This is your chance to get in on this increasingly desirable neighbourhood!**

Inclusions: None  
Property Listed By: eXp Realty

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





