



THE
A-TEAM

**RE/MAX
FIRST**

1712 38 Street #312, Calgary T2A 1H1

MLS® #: **A2162734** Area: **Forest Lawn** Listing Date: **09/05/24** List Price: **\$159,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 01-Nov** 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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **720**
 Low Sqft:
 Ttl Sqft: **720**

DOM

107
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: **None**

Construction: **Brick, Concrete, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Range Hood, Refrigerator, Stove(s)**
 Int Feat: **Ceiling Fan(s), Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0' 0" x 0' 0"	Bedroom	Main	11' 1" x 7' 11"
Living/Dining Room Combination	Main	16' 11" x 11' 8"	Bedroom - Primary	Main	13' 8" x 9' 11"
Laundry	Main	7' 5" x 4' 7"	Kitchen	Main	10' 3" x 7' 1"

Legal/Tax/Financial

Condo Fee: **\$610** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: 0012879

Remarks

Pub Rmks: **Here's a great opportunity to own a revenue property in Calgary for under \$160,000!! Welcome to 312, 1712 38th Street SE in Calgary, this charming 720 sq ft unit offers 2 spacious bedrooms, a full 4 piece bathroom and your own private balcony space. Perfect for first-time homebuyers or as an investment opportunity, this unit features an open floorplan that seamlessly connects the kitchen, living room, and dining area, providing a spacious and inviting atmosphere. Plus! A designated parking stall in the underground parking garage for added security! Other great features of this location is the close proximity to many dining options, schools, parks, shopping, many amenities and the convenience to public transit. With quick access to Highway 1 and Deerfoot Trail plus only a 10 min drive to Downtown makes for easy travel throughout the city. Whether you're looking to step into homeownership or expand your investment portfolio, this apartment presents an excellent opportunity to enjoy the benefits of Calgary living. Contact your REALTOR® today!**

Inclusions: Fridge, stove, range hood
Property Listed By: CIR Realty

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





