



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1629 38 Street #101, Calgary T3C 1T8**

MLS®#: **A2162989**      Area: **Rosscarrow**      Listing Date: **09/16/24**      List Price: **\$380,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2017**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
 Abv Sqft: **809**  
 Low Sqft:  
 Ttl Sqft: **809**

**Treed**

**Assigned,Heated Garage,Stall,Underground**

DOM

**3**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof:  
 Heating: **Baseboard,Geothermal**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete,Metal Siding ,Stucco**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`4" x 8`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`1" x 8`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 8`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`1" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 11`6"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$651

Fee Simple

M-C1

Fee Freq:  
Monthly

Legal Desc: 1710245

Remarks

Pub Rmks: Located in the vibrant community of Rosscarrock, this 809 sq ft, 2-bedroom, 2-bathroom condo offers a blend of style and convenience. Situated on the second level of a solid concrete building, this apartment boasts a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areas. The kitchen stands out with its modern design, featuring quartz countertops, an island with seating, sleek stainless steel appliances, and high-end finishes such as wood cabinets with soft-close functionality and Grohe fixtures. Wide plank laminate flooring runs throughout, adding a touch of sophistication to the space. The unit features two generously sized bedrooms. The primary suite includes a large walk-in closet and a private 3-piece ensuite, while the second bedroom is complemented by an additional 4-piece bathroom. For those who love to entertain outdoors, this unit boasts the largest balcony in the building—a spacious, private L-shaped retreat with partial cover, perfect for relaxing, hosting, or grilling. Practical features include in-suite full-size laundry and heated underground parking. The building is AirBnB-friendly, allowing short-term rentals, and welcomes both dogs and cats, subject to Board approval. Environmentally conscious buyers will appreciate that this "GREEN" project incorporates geothermal heating and cooling along with spray foam insulation, promoting energy efficiency and sustainability. Rosscarrock offers an enviable lifestyle, with a 10-minute commute to downtown and convenient access to the Westbrook LRT station, Westbrook Mall, and a variety of shops, restaurants, and services along 17th Avenue. Outdoor enthusiasts will enjoy proximity to Shaganappi Golf Course, parks, and playgrounds, while families will benefit from nearby Killarney Aquatic & Recreation Centre and schools like the Calgary Arts Academy. Furnishings can be included, making this a turnkey option for anyone looking for a stylish, eco-friendly, and well-connected home. Check out the floor plans and 3D tour for a closer look!

Inclusions: See Remarks  
Property Listed By: Real Broker

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









