



THE
A-TEAM

**RE/MAX
FIRST**

1712 38 Street #109, Calgary T2A 1H1

MLS®#: **A2167076**

Area: **Forest Lawn**

Listing Date: **09/18/24**

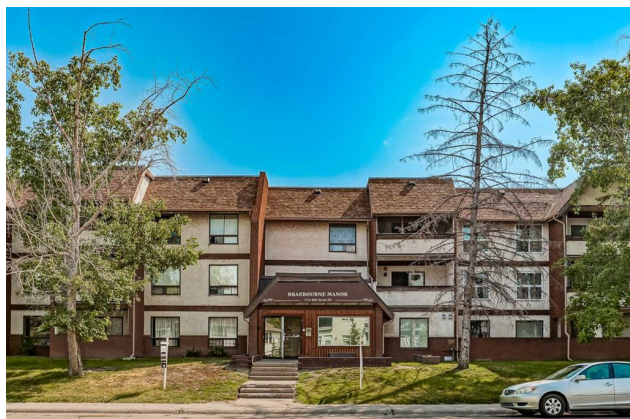
List Price: **\$175,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **810**
Low Sqft:
Ttl Sqft: **810**

DOM

76

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:

Underground

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Elevator,Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`6" x 6`0"	Kitchen	Main	5`7" x 11`11"
Living Room	Main	11`11" x 12`8"	Dining Room	Main	11`11" x 7`0"
Bedroom - Primary	Main	10`5" x 14`8"	Bedroom	Main	7`10" x 14`7"
Storage	Main	5`4" x 6`5"	4pc Bathroom	Main	5`0" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$672

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **0012879**

Remarks

Pub Rmks: **Unlock immediate rental income with this strategically located 2-bedroom, 1-bathroom apartment in the desirable Forest Lawn community. Boasting 810 sqft of well-designed living space, this property is a turnkey investment with an existing tenant secured until 2025 at a rental rate of \$1,500 per month. The apartment features a bright, open living area ideal for attracting and retaining tenants. The modern kitchen, equipped with ample cabinet space and appliances, ensures ease of use and low maintenance. Both bedrooms are spacious and include generous closet space, enhancing tenant comfort and appeal. The property also includes valuable underground parking, providing secure and convenient parking for tenants—a highly sought-after feature. Situated in a vibrant neighborhood, the apartment offers proximity to amenities, public transit, and local parks, further increasing its rental desirability. With a reliable tenant in place and a steady rental income stream, this property is an excellent addition to any investment portfolio. Don't miss this opportunity to acquire a hassle-free income-generating asset. Contact us today to learn more and arrange a viewing.**

Inclusions: **None**
Property Listed By: **eXp Realty**

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



