



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1712 38 Street #302, Calgary T2A1H1**

MLS® #: **A2176619**      Area: **Forest Lawn**      Listing Date: **11/01/24**      List Price: **\$170,900**  
 Status: **Pending**      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:

Access:

Lot Feat:  
 Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **753**  
 Low Sqft:  
 Ttl Sqft: **753**

DOM

**20**  
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: **Balcony**

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

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage**  
 Utilities:

Room Information

| Room         | Level | Dimensions    | Room              | Level | Dimensions      |
|--------------|-------|---------------|-------------------|-------|-----------------|
| Entrance     | Main  | 6`8" x 4`5"   | Kitchen           | Main  | 10`9" x 6`9"    |
| Dining Room  | Main  | 11`9" x 8`0"  | Living Room       | Main  | 12`1" x 11`9"   |
| 4pc Bathroom | Main  | 7`11" x 4`11" | Bedroom - Primary | Main  | 13`10" x 10`10" |
| Bedroom      | Main  | 11`5" x 7`11" | Storage           | Main  | 7`6" x 4`6"     |

Legal/Tax/Financial

Condo Fee: **\$619**      Title: **Fee Simple**      Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0012879**

Remarks

Pub Rmks: **TOP FLOOR. THIS 2 BDRM ALMOST FULLY RENOVATED, CORNER, EAST FACING CONDO WILL NOT DISSAPOINT YOU AT THIS PRICE. FIRST TIME BUYER AND INVESTOR ALERT. AT 5% DOWN, \$9,000, 4% MORTGAGE RATE, THATS \$847 A MONTH + TAXES + \$75 + MAINTENANCE FEE \$619, THATS \$1541 APPROX PER MONTH. WHY RENT?? Walking in you will see BEAUTIFUL VINYL PLANK FLOORING, NEW BASEMEBOARDS, OPEN CONCEPT, RENOVATED KITCHEN WITH SS APPLIANCES AND QUARTZ COUNTERTOPS. The rooms are spacious, and the balcony is off the living room, from a sliding glass door. It has a nice outlook, facing east, covered, quiet and cool. THE BATHROOM IS PARTIALLY RENOVATED, (TOILET AND VANITY). THE PRIMARY BDRM IS SPACIOUS WITH 2 LARGE WINDOWS. INCLUDED, AN INSUITE STORAGE, 1 ASSIGNED PARKING UNDERGROUND for added security and peace of mind. The washer and dryer are coin operated in the basement, 3\$ a wash, 1\$ for the dryer. There is a secure mail room as well. The International Ave is steps away**

Inclusions:  
Property Listed By: **none**  
**One Percent Realty**

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







