

**1712 38 Street #306, Calgary T2X 3H3**

MLS® #: **A2183568**      Area: **Forest Lawn**      Listing Date: **12/16/24**      List Price: **\$179,900**  
 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: **780**  
 Low Sqft:  
 Ttl Sqft: **780**

DOM

**5**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Heated Garage,On Street,Secured,Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco,Wood Frame,Wood Siding**  
 Heating: **Baseboard,Hot Water**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`7" x 7`7"	Living Room	Main	12`5" x 7`7"
Kitchen	Main	11`7" x 5`8"	Laundry	Main	6`3" x 5`4"
Bedroom - Primary	Main	14`7" x 10`2"	Bedroom	Main	14`6" x 8`0"
Balcony	Main	11`6" x 5`1"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$655**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq: **Monthly**  
 Legal Desc: **0012879**

Remarks

Pub Rmks: **Absolutely Beautiful Extensively Renovated (LOTS of Dollars Spent ). Secure Underground Parking,Separate IN-SUITE Laundry room. Kitchen with floor to ceiling white cabinets , pass thru opening to dining room with more cabinets and work station . Living room with fireplace accented with shelving on each side , sliding doors to covered balcony .Large master bedroom , closet with sliding doors .Separate Laundry room with extra storage . Main 4 Pce. bathroom with tub surround and added tile accent . Main floor common laundry room with modern washer and dryers . Separate secure mail room near main foyer entry . Secure underground heated parking . One Block to 17 Ave (International Avenue)bus route to Downtown .This unit shows very well.**

Inclusions: **N/A**

Property Listed By: **RE/MAX House of Real Estate**

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



