

1629 38 Street #301, Calgary T3C 1T8

MLS®#: **A2190257** Area: **Rosscarrow** Listing Date: **01/26/25** List Price: **\$385,000**
 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:

Finished Floor Area
 Abv Sqft: **800**
 Low Sqft:
 Ttl Sqft: **800**

DOM
4
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Geothermal**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Metal Siding ,Stucco**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Elevator, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`8" x 10`10"	Kitchen	Main	8`8" x 9`3"
Entrance	Main	7`10" x 3`4"	4pc Bathroom	Main	7`11" x 4`11"
Living Room	Main	11`3" x 13`9"	Dining Room	Main	6`6" x 13`1"
Bedroom - Primary	Main	11`7" x 11`3"	Walk-In Closet	Main	5`10" x 4`7"
3pc Ensuite bath	Main	8`2" x 5`3"	Balcony	Main	24`6" x 7`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$651

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 1710245

Remarks

Pub Rmks: **Welcome to this stunning top-floor condo in the sought-after community of Rosscarrock! You'll enjoy quick access to downtown Calgary, nearby shopping at Westbrook Mall, and a variety of restaurants and cafes. Outdoor enthusiasts will appreciate the proximity to Edworthy Park and the Bow River pathways. With excellent transit options and major roadways nearby, commuting is a breeze. This elegant 2-bedroom unit offers high-end finishes and breathtaking downtown views from its expansive east-facing balcony. Step inside to discover wide-plank laminate flooring, complemented by modern wood cabinetry with soft-close features, quartz countertops, and stainless steel appliances. The master bedroom is a true retreat, featuring a spacious walk-in closet and a luxurious en-suite with a glass-enclosed shower. This well-maintained building includes an elevator for convenience and an underground assigned parking spot, ensuring ease and security.**

Inclusions: N/A
Property Listed By: URBAN-REALTY.ca

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







