



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1712 38 Street #212, Calgary T2A 1H1**

MLS® #: **A2197095**      Area: **Forest Lawn**      Listing Date: **02/25/25**      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:

Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **734**  
 Low Sqft:  
 Ttl Sqft: **734**

**Underground**

DOM

**0**

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,Wood Siding**  
 Flooring: **Laminate,Linoleum,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Electric Range,Refrigerator**  
 Int Feat: **Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$610**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **0012879**

Remarks

Pub Rmks:

**Stylish and fully renovated corner unit with secure underground parking! This bright and inviting home features a modern kitchen with sleek white cabinetry and a convenient pass-through to the dining area. The spacious living room opens onto a covered balcony, perfect for relaxing outdoors. The generously sized primary bedroom includes a large closet with sliding doors for ample storage. A dedicated laundry room provides extra space and hookups for your washer and dryer. The updated 4-piece bathroom boasts a tub surround with elegant tile accents. Enjoy the convenience of a main-floor common laundry area with modern appliances and a secure mailroom near the front entrance. Located just one block from 17 Ave (International Avenue), with easy access to transit and a quick commute downtown. This unit is a must-see!**

Inclusions:

**Shelving in storage room, shelving on balcony**

Property Listed By:

**RE/MAX First**

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





