



306, 1712 38 Street SE  
Calgary, Alberta

MLS # A2281804



**\$160,000**

**Division:** Forest Lawn

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 801 sq.ft. **Age:** 1981 (45 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 655

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Heating:** Baseboard, Hot Water

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Stucco, Wood Frame, Wood Siding

**Foundation:** -

**Features:** Built-in Features

**Inclusions:** N/A

Extensively renovated and move-in ready! This bright 2 bedroom unit offers secure underground heated parking, in-suite laundry with storage, a modern kitchen with floor-to-ceiling cabinetry and a cozy living room with fireplace and balcony access. Spacious primary bedroom, secondary bedroom, updated 4-piece bath and great building amenities including secure mailroom and additional laundry. Just one block from 17th Ave transit, shopping and dining!