

302, 1712 38 Street SE
Calgary, Alberta

MLS # A2156638



\$181,000

Division:	Forest Lawn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	754 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: hood fan, 2 sets of keys and fobs

FIRST TIME BUYER AND INVESTOR ALERT. THIS 2 BDRM ALMOST FULLY RENOVATED, 3RD FLOOR, CORNER, EAST FACING CONDO WILL NOT DISSAPOINT YOU AT THIS PRICE. 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, offering an array of dining options, banks, schools, barbers, nail salons, groceries, and much much more. There are parks, and access to public transit is very close on 17th. Situated near major roads such as Deerfoot and 36th Ave, commuting is very convenient. You can be in the down town in minutes. DON'T MISS THIS OPPORTUNITY. THESE TYPE OF RENOVATED, SUPER CLEAN CONDOS DON'T COME UP OFTEN UNDER 200K. IT WILL BE GONE AND YOU'LL MISS OUT IF YOU DON'T ENQUIRE QUICKLY.