

**302, 1712 38 Street SE**  
**Calgary, Alberta**

**MLS # A2176619**



**\$170,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** none

TOP FLOOR. THIS 2 BDRM ALMOST FULLY RENOVATED, CORNER, EAST FACING CONDO WILL NOT DISSAPOINT YOU AT THIS PRICE. FIRST TIME BUYER AND INVESTOR ALERT. AT 5% DOWN, \$9,000, 4% MORTGAGE RATE, THATS \$847 A MONTH + TAXES + \$75 + MAINTENANCE FEE \$619, THATS \$1541 APPROX PER MONTH. WHY RENT?? 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