

**110, 1712 38 Street SE**  
**Calgary, Alberta**

**MLS # A2181785**



**\$174,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** None

2 BEDROOM GROUND LEVEL unit outstandingly located STEPS TO DIVERSE SHOPS, RESTAURANTS, SCHOOLS, the outdoor swimming pool and the RAPID TRANSIT LINE! FRESHLY PAINTED in a soft grey hue with stylish and durable LUXURY VINYL PLANK FLOORING THROUGHOUT (no carpet!). A private foyer with lots of storage houses seasonal items. Overlooking the living room, the kitchen has great connectivity and features an EATING BAR ON THE PENINSULA ISLAND along with loads of counter and cabinet space. The OPEN CONCEPT living and dining rooms are ideal for entertaining and relaxing alike. Glass sliding doors stream in natural light and provide access to the PRIVATE PATIO encouraging weekend barbeques nestled amongst MATURE LANDSCAPING. Both bedrooms are spacious and bright, sharing the 4-piece bathroom updated with a low flush toilet. Conveniently there is an IN-SUITE LAUNDRY room with hook-ups or a coin laundry just down the hall. HEATED UNDERGROUND PARKING additionally adds to your comfort and security. This unbeatable location provides easy access to downtown, Deerfoot Trail and is part of the City's new redevelopment plan that includes the revitalization of International Avenue. This is your chance to get in on this increasingly desirable neighbourhood!