

**306, 1712 38 Street SE**  
**Calgary, Alberta**

**MLS # A2183568**



**\$179,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, On Street, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Absolutely Beautiful Extensively Renovated (LOTS of Dollars Spent ). Secure Underground Parking, Separate IN-SUITE Laundry room. Kitchen with floor to ceiling white cabinets , pass thru opening to dining room with more cabinets and work station . Living room with fireplace accented with shelving on each side , sliding doors to covered balcony . Large master bedroom , closet with sliding doors . Separate Laundry room with extra storage . Main 4 Pce. bathroom with tub surround and added tile accent . Main floor common laundry room with modern washer and dryers . Separate secure mail room near main foyer entry . Secure underground heated parking . One Block to 17 Ave (International Avenue) bus route to Downtown . This unit shows very well.