

212, 1712 38 Street SE
Calgary, Alberta

MLS # A2197095



\$179,900

Division:	Forest Lawn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	735 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Shelving in storage room, shelving on balcony

Stylish and fully renovated corner unit with secure underground parking! This bright and inviting home features a modern kitchen with sleek white cabinetry and a convenient pass-through to the dining area. The spacious living room opens onto a covered balcony, perfect for relaxing outdoors. The generously sized primary bedroom includes a large closet with sliding doors for ample storage. A dedicated laundry room provides extra space and hookups for your washer and dryer. The updated 4-piece bathroom boasts a tub surround with elegant tile accents. Enjoy the convenience of a main-floor common laundry area with modern appliances and a secure mailroom near the front entrance. Located just one block from 17 Ave (International Avenue), with easy access to transit and a quick commute downtown. This unit is a must-see!