

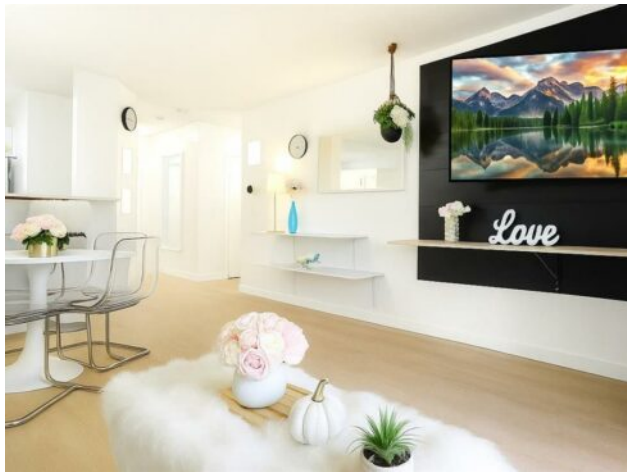


GRASSROOTS
REALTY GROUP

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103, 1712 38 Street SE
Calgary, Alberta

MLS # A2232551



\$169,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Forest Lawn | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 581 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 494 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: NA

Welcome to a great turnkey 1-bedroom, 1-bathroom apartment close to all major stores and the best restaurants around the corner! This unique and stylish property is located just under 15 minutes from downtown. Many buses are available right at your corner. It has one underground parking spot with the extra option of free street parking. Convenience with an ensuite washer/dryer unit in the extra room. Feeling like having a drink with a friend? Your private, cozy balcony is the perfect spot! Enjoy your favourite shows on your brand new 50in smart TV and entertainment unit. The bathroom has been fully upgraded with new toilet, LED mirror, lights and shower components. Perfect for investors and newcomers as all brand new furniture is included. This is a truly one-of-a-kind artwork piece, a move-in ready opportunity!