



GRASSROOTS
REALTY GROUP

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103, 1712 38 Street SE
Calgary, Alberta

MLS # A2247021



\$154,900

Division:	Forest Lawn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

Inclusions: 2 patio chairs, 4 bar chairs (2 white, 2 charcoal), 1 stand-alone lamp, 1 sofa, 1 coffee table, 2 side tables, 1 dining table with 4 acrylic chairs, 1 microwave, 2 small side tables, and 1 queen size bed.

Welcome to this beautifully updated 1-bedroom, 1-bathroom condo with titled underground parking and in-suite laundry in South East Calgary, only 10 minutes from downtown. Located steps from International Avenue, you'll find dining, markets, shopping, and bus routes right at your door. The bathroom has been renovated with a modern LED mirror, new shower fixtures, and lighting. The unit offers a private balcony, in-suite washer and dryer with bonus utility room, a secured mail room, and one underground parking stall plus free street parking. Nearby are family parks, Calgary Co-op, Walmart, and a variety of international restaurants and shops. Four schools are within a five-minute drive. This property is a strong choice for first-time buyers, professionals, or investors looking for a rental in a growing community. Don't miss this opportunity to call this one-of-a-kind HOME yours. NOTE: Main floor access, elevated above street level, with a private balcony. Furniture negotiable.