



GRASSROOTS
REALTY GROUP

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306, 1712 38 Street SE
Calgary, Alberta

MLS # A2253995



\$189,000

Division:	Forest Lawn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Extensively renovated and move-in ready! This bright 2 bedroom unit offers secure underground heated parking, in-suite laundry with storage, a modern kitchen with floor-to-ceiling cabinetry and a cozy living room with fireplace and balcony access. Spacious primary bedroom, secondary bedroom, updated 4-piece bath and great building amenities including secure mailroom and additional laundry. Just one block from 17th Ave transit, shopping and dining!