



**206, 1629 38 Street SW
Calgary, Alberta**

MLS # A2265543



\$352,900

Division: Rosscarrock

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 823 sq.ft. **Age:** 2017 (9 yrs old)

Beds: 3 **Baths:** 2

Garage: Assigned, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 680

LLD: -

Zoning: M-C1

Utilities: -

Heating: Geothermal
Floors: Ceramic Tile, Laminate
Roof: -
Basement: -
Exterior: Concrete, Metal Siding
Foundation: -
Features: Breakfast Bar, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Discover exceptional comfort and modern style in this beautifully appointed two-bedroom plus den condominium, perfectly designed for contemporary living. Built with solid concrete and steel construction, this residence offers outstanding durability, sound insulation, and long-term value. The open-concept layout is bright and inviting, featuring wide-plank flooring, polished quartz countertops, and premium Fisher & Paykel appliances, including an induction cooktop, convection microwave, and built-in dishwasher. The thoughtful design extends throughout with in-suite laundry, a titled underground parking stall, and geothermal heating and cooling for year-round efficiency. The primary bedroom includes a spacious walk-in closet and a private ensuite, while the additional bedroom and den provide flexibility for guests or a home office. Ideally situated just steps from the C-Train, close to local shops, restaurants, Westhills, and a short commute to downtown, this home offers both convenience and lifestyle. Whether you're a professional, downsizer, or investor, this residence combines quality construction, modern finishes, and an unbeatable location for effortless urban living.