



**GRASSROOTS**  
REALTY GROUP

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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:	-		

Heating:	Geothermal	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
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.