



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

301, 1629 38 Street SW  
Calgary, Alberta

MLS # A2190257



**\$380,000**

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	801 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning top-floor condo in the sought-after community of Rosscarrock! You'll enjoy quick access to downtown Calgary, nearby shopping at Westbrook Mall, and a variety of restaurants and cafes. Outdoor enthusiasts will appreciate the proximity to Edworthy Park and the Bow River pathways. With excellent transit options and major roadways nearby, commuting is a breeze. This elegant 2-bedroom unit offers high-end finishes and breathtaking downtown views from its expansive east-facing balcony. Step inside to discover wide-plank laminate flooring, complemented by modern wood cabinetry with soft-close features, quartz countertops, and stainless steel appliances. The master bedroom is a true retreat, featuring a spacious walk-in closet and a luxurious en-suite with a glass-enclosed shower. This well-maintained building includes an elevator for convenience and an underground assigned parking spot, ensuring ease and security.