

\$219,999 - 305, 1712 38 Street Se, Calgary

MLS® #A2124805

\$219,999

2 Bedroom, 1.00 Bathroom, 808 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Attention, first-time home buyers! Your perfect opportunity awaits in the desirable Braebourne Manor community. This charming 808 sq ft unit offers 2 spacious bedrooms and 1 full bath, providing ample space for comfortable living.

Step into the inviting open living room, flooded with natural light, and seamlessly transition to your private balcony, perfect for enjoying morning coffee or evening sunsets. Convenience is key with in-unit storage and a dedicated parking stall, ensuring ease of living.

Indulge in the newly renovated kitchen, featuring BRAND NEW stainless steel appliances, complemented by fresh vinyl flooring and contemporary light fixtures. The rejuvenated bathroom exudes modern elegance with a new toilet, vanity, mirrors, lights, and bathtub.

Residents of Braebourne Manor enjoy access to convenient amenities, including a common laundry room, secured mailroom, and underground parking for added security and peace of mind.

Explore the vibrant surroundings with a quick stroll to International Ave, offering an array of dining options, banks, schools, parks, and seamless access to public transit. Situated near major roads such as Deerfoot and 36th Ave, commuting is a breeze.



With its prime location and recent renovations, this gem holds immense potential as a rental property or a cozy home for first-time buyers. Don't miss out on this exceptional opportunity - schedule your viewing today before it's too late!

Built in 1981

Essential Information

MLS® #	A2124805
Price	\$219,999
Sold Price	\$212,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	808
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	305, 1712 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1H1

Amenities

Amenities	Coin Laundry, Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	April 23rd, 2024
Date Sold	May 7th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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