

\$164,900 - 311, 1712 38 Street Se, Calgary

MLS® #A2137958

\$164,900

2 Bedroom, 1.00 Bathroom, 715 sqft

Residential on 0.00 Acres

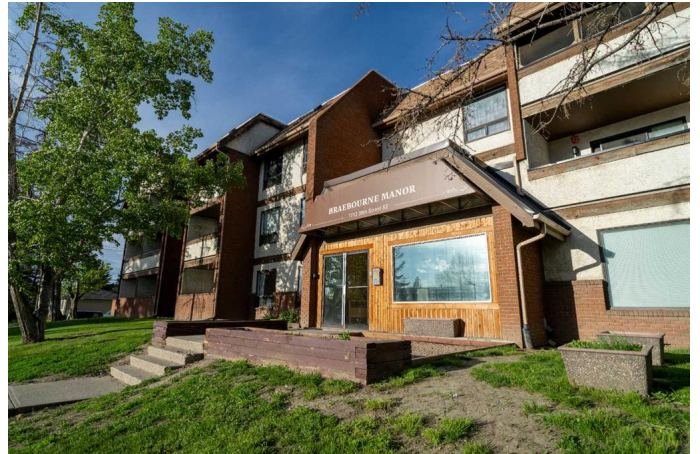
Forest Lawn, Calgary, Alberta

Welcome to 311, 1712 38 St SE, Calgary, AB—your next investment opportunity or cozy new home in the heart of Calgary. This charming 2-bedroom, 1-bathroom top-floor condo offers 715 square feet of thoughtfully designed living space. With a spacious layout, this unit maximizes natural light, creating a bright and airy atmosphere. The modern kitchen, equipped with ample cabinet space and up-to-date appliances, is perfect for preparing meals with ease. Both bedrooms are generously sized, providing comfortable spaces for rest and relaxation, while the well-maintained bathroom offers both functionality and style.

Living on the top floor comes with the advantage of peace and quiet, with no neighbors above. The included underground parking ensures your vehicle is protected year-round, adding to the convenience of this home. Currently tenanted, this condo presents an excellent investment opportunity. The reliable tenant is eager to stay, providing a steady income stream for investors.

This condo is close to numerous amenities including shopping centers, schools, parks, and public transit options. With easy access to major roadways, commuting and travel are a breeze.

This affordable condo is a great entry point into the real estate market or a valuable addition to your investment portfolio. With its solid rental history and prime location, this property offers both convenience and strong



rental income potential. Don't miss out on this fantastic opportunity to discover why this condo is the perfect investment or your next home!

Built in 1981

Essential Information

MLS® #	A2137958
Price	\$164,900
Sold Price	\$153,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	715
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	311, 1712 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1H1

Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Underground

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard

Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Construction	Stucco, Wood Frame

Additional Information

Date Listed	June 4th, 2024
Date Sold	August 7th, 2024
Days on Market	64
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Hope Street Real Estate Corp.
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