

\$375,000 - 205, 1629 38 Street Sw, Calgary

MLS® #A2164826

\$375,000

2 Bedroom, 2.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Welcome to Niche, an impressive "Built Green" project that is conveniently located minutes away from two C-Train stations, and a quick 10-minute drive to downtown, U of C, or Mount Royal University. This highly desirable location is surrounded by well-maintained homes, urban infills, and upcoming new developments, with close proximity to 17th Ave, Westbrook Mall (groceries and shopping), Public Library, Bow River Pathway, Edworthy Park, and Shaganappi Golf Course. This newer, low-rise condo offers quiet CONCRETE and STEEL construction, built-in fast Fiber Optics internet connection, spray foam insulated walls, and high efficiency geothermal heating (No baseboard heaters taking up valuable floor space) and COOLING for the warm summer days. This spacious 2 bed / 2 bath corner-unit is in pristine MOVE-IN READY condition and boasts many upgrades such as wide plank laminate flooring, Hunter Douglas blinds, quartz countertops, high-end stainless steel appliances and updated fixtures. The master bedroom includes a walk-in closet, and a spa-inspired en-suite with glass enclosed shower. The 2nd bedroom is great extra space for guests, a home office or both! The bright and open living area looks out to the 7' x 25' OVERSIZED east-facing balcony with downtown views. The building is equipped with elevator access and includes a secure underground heated parking stall. The environmentally focused and functional condo offers a great investment opportunity and



comfortable urban living in the heart of
Calgary!

Built in 2017

Essential Information

MLS® #	A2164826
Price	\$375,000
Sold Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	205, 1629 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T8

Amenities

Amenities	Elevator(s), Parking, Playground, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Geothermal

Cooling	Central Air
# of Stories	3
Exterior	
Exterior Features	Other
Roof	Membrane
Construction	Concrete, See Remarks

Additional Information

Date Listed	September 11th, 2024
Date Sold	October 2nd, 2024
Days on Market	21
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.