

\$380,000 - 101, 1629 38 Street Sw, Calgary

MLS® #A2168102

\$380,000

2 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Located in the vibrant community of Rosscarrock, this 809 sq ft, 2-bedroom, 2-bathroom condo offers a blend of style and convenience. Situated on the second level of a solid concrete building, this apartment boasts a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areas. The kitchen stands out with its modern design, featuring quartz countertops, an island with seating, sleek stainless steel appliances, and high-end finishes such as wood cabinets with soft-close functionality and Grohe fixtures. Wide plank laminate flooring runs throughout, adding a touch of sophistication to the space. The unit features two generously sized bedrooms. The primary suite includes a large walk-in closet and a private 3-piece ensuite, while the second bedroom is complemented by an additional 4-piece bathroom. For those who love to entertain outdoors, this unit boasts the largest balcony in the building—a spacious, private L-shaped retreat with partial cover, perfect for relaxing, hosting, or grilling. Practical features include in-suite full-size laundry and heated underground parking. The building is AirBnB-friendly, allowing short-term rentals, and welcomes both dogs and cats, subject to Board approval. Environmentally conscious buyers will appreciate that this "GREEN" project incorporates geothermal heating and cooling along with spray foam insulation, promoting energy efficiency and sustainability. Rosscarrock offers an enviable lifestyle, with a 10-minute commute to



downtown and convenient access to the Westbrook LRT station, Westbrook Mall, and a variety of shops, restaurants, and services along 17th Avenue. Outdoor enthusiasts will enjoy proximity to Shaganappi Golf Course, parks, and playgrounds, while families will benefit from nearby Killarney Aquatic & Recreation Centre and schools like the Calgary Arts Academy. Furnishings can be included, making this a turnkey option for anyone looking for a stylish, eco-friendly, and well-connected home. Check out the floor plans and 3D tour for a closer look!

Built in 2017

Essential Information

MLS® #	A2168102
Price	\$380,000
Sold Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	101, 1629 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T8

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Underground, Assigned, Heated Garage, Stall

Interior

Interior Features	Open Floorplan, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Electric Cooktop, Washer
Heating	Baseboard, Geothermal
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	None
Lot Description	Treed
Construction	Concrete, Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 25th, 2024
Days on Market	29
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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