

\$170,900 - 302, 1712 38 Street Se, Calgary

MLS® #A2176619

\$170,900

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

TOP FLOOR. THIS 2 BDRM ALMOST FULLY RENOVATED, CORNER, EAST FACING CONDO WILL NOT DISSAPOINT YOU AT THIS PRICE. FIRST TIME BUYER AND INVESTOR ALERT. AT 5% DOWN, \$9,000, 4% MORTGAGE RATE, THATS \$847 A MONTH + TAXES + \$75 + MAINTENANCE FEE \$619, THATS \$1541 APPROX PER MONTH. WHY RENT?? Walking in you will see BEAUTIFUL VINYL PLANK FLOORING, NEW BASEMEBOARDS, OPEN CONCEPT, RENOVATED KITCHEN WITH SS APPLIANCES AND QUARTZ COUNTERTOPS. The rooms are spacious, and the balcony is off the living room, from a sliding glass door. It has a nice outlook, facing east, covered, quiet and cool. THE BATHROOM IS PARTIALLY RENOVATED, (TOILET AND VANITY). THE PRIMARY BDRM IS SPACIOUS WITH 2 LARGE WINDOWS. INCLUDED, AN INSUITE STORAGE, 1 ASSIGNED PARKING UNDERGROUND for added security and peace of mind. The washer and dryer are coin operated in the basement, 3\$ a wash, 1\$ for the dryer. There is a secure mail room as well. The International Ave is steps away

Built in 1981

Essential Information

MLS® # A2176619

Price \$170,900



Sold Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	302, 1712 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1H1

Amenities

Amenities	Parking, Trash, Laundry
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	November 1st, 2024
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Date Sold	December 5th, 2024
Days on Market	34
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	One Percent Realty
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