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312, 1712 38 Street SE  
Calgary, Alberta

MLS # A2162734



**\$165,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Lawn                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 720 sq.ft.                         | <b>Age:</b>   | 1981 (43 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                     |                   |        |
|--------------------|-------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                   | <b>Condo Fee:</b> | \$ 610 |
| <b>Basement:</b>   | -                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters   |                   |        |

**Inclusions:** Fridge, stove, range hood

Here's a great opportunity to own a revenue property in Calgary for under \$170,000!! Welcome to 312, 1712 38th Street SE in Calgary, this charming 720 sq ft unit offers 2 spacious bedrooms, a full 4 piece bathroom and your own private balcony space. Perfect for first-time homebuyers or as an investment opportunity, this unit features an open floorplan that seamlessly connects the kitchen, living room, and dining area, providing a spacious and inviting atmosphere. Plus! A designated parking stall in the underground parking garage for added security! Other great features of this location is the close proximity to many dining options, schools, parks, shopping, many amenities and the convenience to public transit. With quick access to Highway 1 and Deerfoot Trail plus only a 10 min drive to Downtown makes for easy travel throughout the city. Whether you're looking to step into homeownership or expand your investment portfolio, this apartment presents an excellent opportunity to enjoy the benefits of Calgary living. Contact your REALTOR&reg; today!