

109, 1712 38 Street SE
Calgary, Alberta

MLS # A2167076



\$175,000

Division:	Forest Lawn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	810 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 672
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters		

Inclusions: None

Unlock immediate rental income with this strategically located 2-bedroom, 1-bathroom apartment in the desirable Forest Lawn community. Boasting 810 sqft of well-designed living space, this property is a turnkey investment with an existing tenant secured until 2025 at a rental rate of \$1,500 per month. The apartment features a bright, open living area ideal for attracting and retaining tenants. The modern kitchen, equipped with ample cabinet space and appliances, ensures ease of use and low maintenance. Both bedrooms are spacious and include generous closet space, enhancing tenant comfort and appeal. The property also includes valuable underground parking, providing secure and convenient parking for tenants—a highly sought-after feature. Situated in a vibrant neighborhood, the apartment offers proximity to amenities, public transit, and local parks, further increasing its rental desirability. With a reliable tenant in place and a steady rental income stream, this property is an excellent addition to any investment portfolio. Don't miss this opportunity to acquire a hassle-free income-generating asset. Contact us today to learn more and arrange a viewing.