



# 1712 38 Street Calgary Alberta

\$179,000

Attention, first time home buyers! This affordable TOP FLOOR, CORNER unit has been completely renovated in 2022. That means it has new vinyl flooring everywhere, new kitchen (new fridge 2020, new stove 2019) and a new bathroom (new bathroom sink, toilet, bathtub, tiles). The kitchen has smart sliding cabinet storage units built in. There are two good sized bedrooms. The master bedroom is on the corner and faces west/northwest and on a good, clear day you can see the downtown and Canada Olympic Park. Also, the window in the master bedroom was recently replaced and the closet doors were upgraded to the mirror sliding doors. Bonus is the UNDERGROUND HEATED parking with a stall that is only yours and the fully functional IN-SUITE laundry. There is an additional laundry room on the main floor of the building. The International Avenue had undergone a recent major redevelopment as a vibrant, thriving residential and commercial hub. You can walk to get your groceries at the closest general store, pharmacy and drug store, as well as multiple restaurants and bistros in the area. The public transit will get you to downtown Calgary within minutes. (id:6769)

- Other 4.33 Ft x 4.17 Ft
- Kitchen 10.67 Ft x 7.25 Ft
- Dining room 11.83 Ft x 8.00 Ft
- Living room 11.83 Ft x 12.50 Ft
- Other 11.83 Ft x 4.92 Ft

- Bedroom 8.00 Ft x 13.75 Ft
- Pantry 2.50 Ft x 2.00 Ft
- Laundry room 7.50 Ft x 4.50 Ft
- 4pc Bathroom 7.83 Ft x 5.00 Ft
- Primary Bedroom 10.67 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<https://martinapavlouskova.remaxrealestatecentral/>



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**Mirror**

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