



## 1712 38 Street Calgary Alberta

\$164,900

Welcome to 311, 1712 38 St SE, Calgary, AB—your next investment opportunity or cozy new home in the heart of Calgary. This charming 2-bedroom, 1-bathroom top-floor condo offers 715 square feet of thoughtfully designed living space. With a spacious layout, this unit maximizes natural light, creating a bright and airy atmosphere. The modern kitchen, equipped with ample cabinet space and up-to-date appliances, is perfect for preparing meals with ease. Both bedrooms are generously sized, providing comfortable spaces for rest and relaxation, while the well-maintained bathroom offers both functionality and style. Living on the top floor comes with the advantage of peace and quiet, with no neighbors above. The included underground parking ensures your vehicle is protected year-round, adding to the convenience of this home. Currently tenanted, this condo presents an excellent investment opportunity. The reliable tenant is eager to stay, providing a steady income stream for investors. This condo is close to numerous amenities including shopping centers, schools, parks, and public transit options. With easy access to major roadways, commuting and travel are a breeze. This affordable condo is a great entry point into the real estate market or a valuable addition to your investment portfolio. With its solid rental history and prime location, this property offers both convenience and strong rental income potential. Don't miss out on this fantastic opportunity to discover why this condo is the perfect investment or your next home! (id:6769)

Living room 11.58 Ft x 10.25 Ft  
Dining room 11.58 Ft x 12.75 Ft  
Kitchen 10.00 Ft x 6.75 Ft

Bedroom 8.08 Ft x 12.58 Ft  
Primary Bedroom 10.33 Ft x 12.58 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Hope Street Real Estate Corp.

<http://www.nathanluu.com/>



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