1629 38 Street Calgary Alberta

$375,000

Welcome to Niche, an impressive "Built Green" project that is conveniently located minutes away from two C-Train stations, and a quick 10-minute drive to downtown, U of C, or Mount Royal University. This highly desirable location is surrounded by well-maintained homes, urban infills, and upcoming new developments, with close proximity to 17th Ave, Westbrook Mall (groceries and shopping), Public Library, Bow River Pathway, Edworthy Park, and Shaganappi Golf Course. This newer, low-rise condo offers quiet CONCRETE and STEEL construction, built-in fast Fiber Optics internet connection, spray foam insulated walls, and high efficiency geothermal heating (No baseboard heaters taking up valuable floor space) and COOLING for the warm summer days. This spacious 2 bed / 2 bath corner-unit is in pristine MOVE-IN READY condition and boasts many upgrades such as wide plank laminate flooring, Hunter Douglas blinds, quartz countertops, high-end stainless steel appliances and updated fixtures. The master bedroom includes a walk-in closet, and a spa-inspired en-suite with glass enclosed shower. The 2nd bedroom is great extra space for guests, a home office or both! The bright and open living area looks out to the 7' x 25' OVERSIZED east-facing balcony with downtown views. The building is equipped with elevator access and includes a secure underground heated parking stall. The environmentally focused and functional condo offers a great investment opportunity and comfortable urban living in the heart of Calgary! (id:6769)

Living room 13.33 Ft x 11.33 Ft	Other 25.00 Ft x 7.50 Ft
Other 10.58 Ft x 14.25 Ft	Laundry room 3.33 Ft x 3.00 Ft
Primary Bedroom 11.58 Ft x 11.33 Ft	3pc Bathroom 8.17 Ft x 4.92 Ft
Bedroom 10.83 Ft x 10.67 Ft	Foyer 3.42 Ft x 7.83 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft	

Listing Presented By:

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