



1629 38 Street Calgary Alberta

\$380,000

Located in the vibrant community of Rosscarrock, this 809 sq ft, 2-bedroom, 2-bathroom condo offers a blend of style and convenience. Situated on the second level of a solid concrete building, this apartment boasts a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areas. The kitchen stands out with its modern design, featuring quartz countertops, an island with seating, sleek stainless steel appliances, and high-end finishes such as wood cabinets with soft-close functionality and Grohe fixtures. Wide plank laminate flooring runs throughout, adding a touch of sophistication to the space. The unit features two generously sized bedrooms. The primary suite includes a large walk-in closet and a private 3-piece ensuite, while the second bedroom is complemented by an additional 4-piece bathroom. For those who love to entertain outdoors, this unit boasts the largest balcony in the building—a spacious, private L-shaped retreat with partial cover, perfect for relaxing, hosting, or grilling. Practical features include in-suite full-size laundry and heated underground parking. The building is AirBnB-friendly, allowing short-term rentals, and welcomes both dogs and cats, subject to Board approval. Environmentally conscious buyers will appreciate that this "GREEN" project incorporates geothermal heating and cooling along with spray foam insulation, promoting energy efficiency and sustainability. Rosscarrock offers an enviable lifestyle, with a 10-minute commute to downtown and convenient access to the Westbrook LRT station, Westbrook Mall, and a variety of shops, restaurants, and services along 17th Avenue. Outdoor enthusiasts will enjoy proximity to Shaganappi Golf Course, parks, and playgrounds, while families will benefit from nearby Killarney Aquatic & Recreation Centre and schools like the Calgary Arts Academy. Furnishings can be include...

3pc Bathroom 1.63 M x 2.46 M

4pc Bathroom 2.44 M x 1.52 M

Bedroom 3.33 M x 3.30 M

Dining room 4.29 M x 2.67 M

Kitchen 3.35 M x 2.67 M

Living room 4.29 M x 2.46 M

Primary Bedroom 3.56 M x 3.51 M

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.chamberlaingroup.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca