



# 1712 38 Street Calgary Alberta

\$177,900

FIRST TIME BUYER AND INVESTOR ALERT. THIS 2 BDRM ALMOST FULLY RENOVATED, 3RD FLOOR, CORNER, EAST FACING CONDO WILL NOT DISSAPOINT YOU AT THIS PRICE. Walking in you will see BEAUTIFUL VINYL PLANK FLOORING, NEW BASEMEBOARDS, OPEN CONCEPT, RENOVATED KITCHEN WITH SS APPLIANCES AND QUARTZ COUNTERTOPS. The rooms are spacious, and the balcony is off the living room, from a sliding glass door. It has a nice outlook, facing east, covered, quiet and cool. THE BATHROOM IS PARTIALLY RENOVATED, (TOILET AND VANITY). THE PRIMARY BDRM IS SPACIOUS WITH 2 LARGE WINDOWS. INCLUDED, AN INSUITE STORAGE, 1 ASSIGNED PARKING UNDERGROUND for added security and peace of mind. The washer and dryer are coin operated in the basement, 3\$ a wash, 1\$ for the dryer. There is a secure mail room as well. The International Ave is steps away, offering an array of dining options, banks, schools, barbers, nail salons, groceries, and much much more. There are parks, and access to public transit is very close on 17th. Situated near major roads such as Deerfoot and 36th Ave, commuting is very convenient. You can be in the down town in minutes. DON'T MISS THIS OPPORTUNITY. THESE TYPE OF RENOVATED, SUPER CLEAN CONDOS DON'T COME UP OFTEN UNDER 200K. IT WILL BE GONE AND YOU'LL MISS OUT IF YOU DON'T ENQUIRE QUICKLY. (id:6769)

Other 6.67 Ft x 4.42 Ft  
Dining room 11.75 Ft x 8.00 Ft  
Kitchen 10.75 Ft x 6.75 Ft  
Living room 12.08 Ft x 11.75 Ft

Primary Bedroom 13.83 Ft x 10.83 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft  
Storage 7.50 Ft x 4.67 Ft  
Bedroom 11.42 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
One Percent Realty

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



**Real Estate Professionals Inc.**

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

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