



# 1629 38 Street Calgary Alberta

\$339,900

CONCRETE AND STEEL FRAME CONSTRUCTION offering superior noise reduction, reduced insurance costs, and exceptional durability. The building features high-efficiency boilers and HRV systems, with geothermal heating and cooling throughout. Equipped with Cat 5(e) wiring for advanced data and phone connectivity. This spacious 2-bedroom, 2-bathroom unit includes a den, in-suite laundry, and a titled underground parking stall. Designed with modern finishes, the interior boasts wide plank laminate flooring, bright polished white quartz countertops, and premium European-designed Fisher & Paykel appliances, including a dishwasher, induction cooktop, and convection microwave/hood fan combo. Stackable Whirlpool laundry machines are included, and the refrigerator is equipped with a microprocessor that monitors usage to extend food freshness. The primary suite features a walk-in closet and a full ensuite. Ideally located just steps from the C-Train station, shopping, and minutes from Westhills and downtown. Currently tenant occupied on a month-to-month basis--24 hours' notice required for showings. (id:6769)

- Bedroom 9.00 Ft x 9.83 Ft
- Living room 10.25 Ft x 12.42 Ft
- Dining room 9.58 Ft x 12.17 Ft
- Den 7.92 Ft x 8.67 Ft
- Other 6.25 Ft x 6.67 Ft
- Kitchen 8.67 Ft x 10.67 Ft

- Primary Bedroom 9.17 Ft x 12.58 Ft
- Other 6.42 Ft x 7.33 Ft
- 4pc Bathroom 8.67 Ft x 4.92 Ft
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- Laundry room 3.25 Ft x 5.50 Ft
- Other 7.67 Ft x 19.42 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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