

106, 1629 38 Street SW
Calgary, Alberta

MLS # A2231094



\$379,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Rosscarrock | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 819 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Geothermal | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 654 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Frame, Stucco | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s) | | |

Inclusions: NA

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.