

**202, 1629 38 Street SW**  
**Calgary, Alberta**

**MLS # A2302753**



**\$300,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** NA.

**PERFECT INVESTMENT OPPORTUNITY!** Modern Living in Calgary's Southwest! 2 Bed | 2 Bath | 792 ft<sup>2</sup> | Steel & Concrete Construction with UNDERGROUND HEATED PARKING! Enjoy this 1 level CORNER UNIT with a West backing oversized covered patio! Welcome to your new lifestyle home &mdash; a bright and modern two-bedroom, two-bath condo in one of Calgary's most convenient Southwest locations. Built with steel frame and concrete construction, this home offers the peace and quiet you deserve, along with the lasting quality you can count on. Step inside and you'll find an open-concept layout designed for both comfort and function. The kitchen flows seamlessly into the living space, perfect for entertaining friends, hosting family, or just enjoying a quiet night in. With two full bathrooms, you'll have the flexibility and privacy ideal for guests, roommates, or a professional couple. What sets this condo apart is not just the smart design, but the lifestyle it offers. Your steps from shopping, restaurants, cafes, and everyday essentials &mdash; everything you need is at your doorstep. Transit connections and major routes make commuting simple, whether you're heading downtown or out to the mountains for the weekend. Enjoy modern comfort, upgraded finishes and appliances, unbeatable convenience, and the peace of mind that comes with quality construction &mdash; all in the heart of Calgary's Southwest. Contact your favorite realtor and book you showing today!