

**201, 1629 38 Street SW**  
**Calgary, Alberta**

**MLS # A2309848**



**\$340,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	\$ 676
<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>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully appointed second-floor condo in the highly desirable community of Rosscarrock. Perfectly positioned just minutes from downtown Calgary, this residence offers effortless access to Westbrook Mall, an array of restaurants and cafes, and convenient transit options for a seamless daily commute. Nearby green spaces, including Edworthy Park and the Bow River pathways, are just a short drive away. This elegant 2 bedroom home features a bright, thoughtfully designed layout with an east-facing balcony that captures an abundance of natural light. Inside, you'll find wide-plank laminate flooring, contemporary wood cabinetry with soft-close detailing, quartz countertops, and a full suite of stainless steel appliances blending style and functionality. The spacious primary bedroom serves as a private retreat, complete with a walk-in closet and a refined en-suite featuring a glass enclosed shower. A versatile second bedroom is ideal for guests, a home office, or additional living space. Residents enjoy the convenience of an elevator and the added value of a secure, underground assigned parking stall in this well maintained building. The perfect blend of location, layout, and low maintenance living an opportunity not to be missed.