

# \$174,900 - 103, 1712 38 Street Se, Calgary

MLS® #A2232551

**\$174,900**

1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

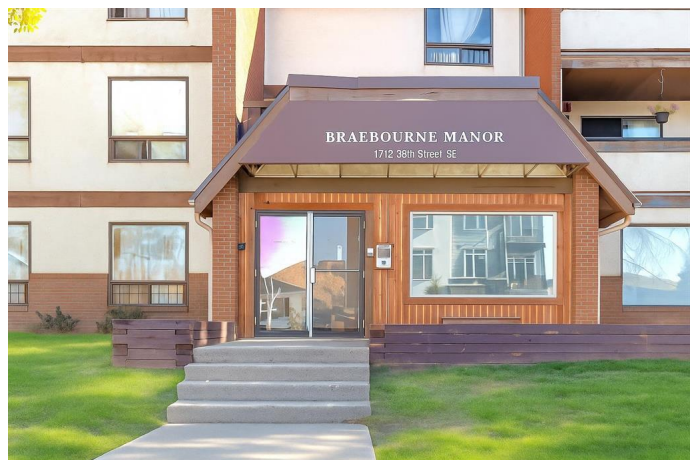
Forest Lawn, Calgary, Alberta

Welcome to a great turnkey 1-bedroom, 1-bathroom apartment close to all major stores and the best restaurants around the corner! This unique and stylish property is located just under 15 minutes from downtown. Many buses are available right at your corner. It has one underground parking spot with the extra option of free street parking. Convenience with an ensuite washer/dryer unit in the extra room. Feeling like having a drink with a friend? Your private, cozy balcony is the perfect spot! Enjoy your favourite shows on your brand new 50in smart TV and entertainment unit. The bathroom has been fully upgraded with new toilet, LED mirror, lights and shower components. Perfect for investors and newcomers as all brand new furniture is included. This is a truly one-of-a-kind artwork piece, a move-in ready opportunity!

Built in 1981

## Essential Information

MLS® #	A2232551
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	1981



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	103, 1712 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1H1

### Amenities

Amenities	Coin Laundry, Laundry, Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Electric Oven, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	June 18th, 2025
Days on Market	10
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX First
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