

# \$165,000 - 312, 1712 38 Street Se, Calgary

MLS® #A2199098

**\$165,000**

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Here's a great opportunity to own a potential income property in Calgary for under \$170,000!! Welcome to 312, 1712 38th Street SE in Calgary, this charming 720 sq ft unit offers 2 spacious bedrooms, a full 4 piece bathroom and your own private balcony space. Perfect for first-time homebuyers or as an investment opportunity, this unit features an open floorplan that seamlessly connects the kitchen, living room, and dining area, providing a spacious and inviting atmosphere. Plus! A designated parking stall in the underground parking garage for added security! Other great features of this location is the close proximity to many dining options, schools, parks, shopping, many amenities and the convenience to public transit. With quick access to Highway 1 and Deerfoot Trail plus only a 10 min drive to Downtown makes for easy travel throughout the city. Whether you're looking to step into homeownership or expand your investment portfolio, this apartment presents an excellent opportunity to enjoy the benefits of Calgary living. Contact your REALTOR® today!



Built in 1981

## Essential Information

MLS® #	A2199098
Price	\$165,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	312, 1712 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1H1

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	7
Zoning	M-C1

### **Listing Details**

Listing Office

CIR Realty

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