

# \$189,000 - 306, 1712 38 Street Se, Calgary

MLS® #A2253995

**\$189,000**

2 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Extensively renovated and move-in ready! This bright 2 bedroom unit offers secure underground heated parking, in-suite laundry with storage, a modern kitchen with floor-to-ceiling cabinetry and a cozy living room with fireplace and balcony access. Spacious primary bedroom, secondary bedroom, updated 4-piece bath and great building amenities including secure mailroom and additional laundry. Just one block from 17th Ave transit, shopping and dining!

Built in 1981

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253995          |
| Price          | \$189,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 801               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 306, 1712 38 Street Se |
| Subdivision | Forest Lawn            |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 3H3 |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Laundry, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                         |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Electric, Living Room                                                                        |
| # of Stories      | 3                                                                                            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 14                  |
| Zoning         | M-C1                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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