# \$154,900 - 103, 1712 38 Street Se, Calgary

MLS® #A2247021

### \$154,900

1 Bedroom, 1.00 Bathroom, 585 sqft Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Welcome to this beautifully updated 1-bedroom, 1-bathroom condo with titled underground parking and in-suite laundry in South East Calgary, only 10 minutes from downtown. Located steps from International Avenue, you'II find dining, markets, shopping, and bus routes right at your door. The bathroom has been renovated with a modern LED mirror, new shower fixtures, and lighting. The unit offers a private balcony, in-suite washer and dryer with bonus utility room, a secured mail room, and one underground parking stall plus free street parking. Nearby are family parks, Calgary Co-op, Walmart, and a variety of international restaurants and shops. Four schools are within a five-minute drive. This property is a strong choice for first-time buyers, professionals, or investors looking for a rental in a growing community. Don't miss this opportunity to call this one-of-a-kind HOME yours. NOTE: Main floor access, elevated above street level, with a private balcony. Furniture negotiable.



#### **Essential Information**

MLS® # A2247021 Price \$154,900

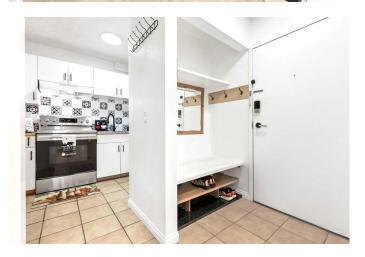
Bedrooms 1

Bathrooms 1.00

Full Baths 1







Square Footage 585
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 Parking, Secured Parking, Trash, Laundry

Parking Spaces 1

Parking Off Street, Parkade, Underground

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home,

No Smoking Home, Open Floorplan, Soaking Tub, Storage

Appliances Microwave, Range Hood, Refrigerator, Window Coverings, Electric

Oven, European Washer/Dryer Combination

Heating Baseboard

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Construction Stone, Stucco, Wood Frame

## **Additional Information**

Date Listed August 10th, 2025

Days on Market 47

Zoning M-C1

## **Listing Details**

## Listing Office Century 21 Bamber Realty LTD.

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