

803, 919 38 Street NE
Calgary, Alberta

MLS # A2215164



\$279,900

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	988 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	T2A 6E1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions: None

Move-in Ready Condo in Prime Location! Experience effortless living in this impeccably maintained condo, ideally situated just steps from the C-Train station for seamless city access. This property offers a clean , open layout with two bedrooms and one and half bathrooms.Vinyl floors throughout 3 levels and freshly painting recently. you'll be captivated by soaring vaulted ceilings that create a grand sense of space in the living room, complemented by a cozy wood-burning fireplace ,French doors open directly to a private backyard retreat, thoughtfully designed with wood decking for outdoor living — perfect for intimate gatherings and summer entertaining or relaxation. the third level features a bright kitchen and dining area for family meals and gatherings. upstairs has two good sized bedrooms, a full 4-piece bathroom, and a walk-in closet in the primary bedroom for extra storage. The laundry area is located at the finished basement with a half bathroom. Unit has an attached car port to protect your vehicle from adverse weather, the place is perfect for first time home buyers and investors. This property is located the most convenient communities, this home is just minutes from schools, parks, playgrounds, and shopping malls. With easy access to transit, major roadways (including 16th Ave & Stoney Trail), and downtown Calgary. This is an incredible opportunity to own a home like this one.