

**103, 1712 38 Street SE**  
**Calgary, Alberta**

**MLS # A2247021**



**\$159,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	585 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 494
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** 2 patio chairs, 4 bar chairs (2 white, 2 charcoal), 1 stand-alone lamp, 1 sofa, 1 coffee table, 2 side tables, 1 dining table with 4 acrylic chairs, 1 microwave, 2 small side tables, and 1 queen size bed.

Welcome to this fully furnished beautifully updated 1-bedroom, 1-bathroom with titled underground parking and in-suite laundry in South East Calgary, only 12 minutes from downtown. Just steps from vibrant International Avenue, this home offers multicultural dining, markets, shopping, and several bus routes at your door. The renovated bathroom features a sleek LED mirror, stylish new shower fixtures, and upgraded lighting. A private balcony invites you to unwind with morning coffee or enjoy an evening drink in the fresh air. This is a truly one-of-a-kind artwork piece and a move-in ready opportunity. The unit includes one underground parking stall plus free street parking, an in-suite washer and dryer in a bonus utility room, shared laundry facilities in the building, and a secured mail room for added convenience. Unity Park and Elliston Park are close by, offering green spaces, a dog zone, and the annual GlobalFest fireworks. Families will appreciate having four schools within a five-minute drive and a public swimming pool just a block away, while professionals will value the easy downtown commute. Brimming with charm, this property is perfect for first-time buyers, young professionals seeking a stylish and connected lifestyle, or investors looking for a dependable rental in a growing community. With its combination of location, convenience, and modern upgrades, it offers comfort today and strong potential for tomorrow. NOTE: Main floor access, elevated above street level, with a private balcony. Not at&nbsp;sidewalk&nbsp;grade.