

301, 1629 38 Street SW
Calgary, Alberta

MLS # A2190257



\$380,000

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|-----------|------------------------------------|--------|------------------|
| Division: | Rosscarrock | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 801 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Geothermal | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 651 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding , Stucco | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this stunning top-floor condo in the sought-after community of Rosscarrock! You'll enjoy quick access to downtown Calgary, nearby shopping at Westbrook Mall, and a variety of restaurants and cafes. Outdoor enthusiasts will appreciate the proximity to Edworthy Park and the Bow River pathways. With excellent transit options and major roadways nearby, commuting is a breeze. This elegant 2-bedroom unit offers high-end finishes and breathtaking downtown views from its expansive east-facing balcony. Step inside to discover wide-plank laminate flooring, complemented by modern wood cabinetry with soft-close features, quartz countertops, and stainless steel appliances. The master bedroom is a true retreat, featuring a spacious walk-in closet and a luxurious en-suite with a glass-enclosed shower. This well-maintained building includes an elevator for convenience and an underground assigned parking spot, ensuring ease and security.