

**106, 1629 38 Street SW
Calgary, Alberta**

MLS # A2231094



\$379,000

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 654
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

CONCRETE AND STEEL FRAME CONSTRUCTION offering superior noise reduction, reduced insurance costs, and exceptional durability. The building features high-efficiency boilers and HRV systems, with geothermal heating and cooling throughout. Equipped with Cat 5(e) wiring for advanced data and phone connectivity. This spacious 2-bedroom, 2-bathroom unit includes a den, in-suite laundry, and a titled underground parking stall. Designed with modern finishes, the interior boasts wide plank laminate flooring, bright polished white quartz countertops, and premium European-designed Fisher & Paykel appliances, including a dishwasher, induction cooktop, and convection microwave/hood fan combo. Stackable Whirlpool laundry machines are included, and the refrigerator is equipped with a microprocessor that monitors usage to extend food freshness. The primary suite features a walk-in closet and a full ensuite. Ideally located just steps from the C-Train station, shopping, and minutes from Westhills and downtown. Currently tenant occupied on a month-to-month basis—24 hours' notice required for showings.