



106, 1629 38 Street SW, Calgary, Alberta - \$349,900



Main Photo

Property Description

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.

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