

# \$189,000 - 306, 1712 38 Street Se, Calgary

MLS® #A2253995

**\$189,000**

2 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Extensively renovated and move-in ready! This bright 2 bedroom unit offers secure underground heated parking, in-suite laundry with storage, a modern kitchen with floor-to-ceiling cabinetry and a cozy living room with fireplace and balcony access. Spacious primary bedroom, secondary bedroom, updated 4-piece bath and great building amenities including secure mailroom and additional laundry. Just one block from 17th Ave transit, shopping and dining!

Built in 1981

## Essential Information

MLS® #	A2253995
Price	\$189,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	801
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	306, 1712 38 Street Se
Subdivision	Forest Lawn



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3H3

### Amenities

Amenities	Snow Removal, Trash, Laundry
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame, Wood Siding

### Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	M-C1

### Listing Details

Listing Office	Century 21 Bravo Realty
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