

**106, 1629 38 Street SW**  
**Calgary, Alberta**
**MLS # A2231094**

**\$379,000**

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

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.