

\$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	6
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.