

# \$154,900 - 103, 1712 38 Street Se, Calgary

MLS® #A2247021

**\$154,900**

1 Bedroom, 1.00 Bathroom, 585 sqft  
Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Welcome to this beautifully updated 1-bedroom, 1-bathroom condo with titled underground parking and in-suite laundry in South East Calgary, only 10 minutes from downtown. Located steps from International Avenue, you'll find dining, markets, shopping, and bus routes right at your door. The bathroom has been renovated with a modern LED mirror, new shower fixtures, and lighting. The unit offers a private balcony, in-suite washer and dryer with bonus utility room, a secured mail room, and one underground parking stall plus free street parking. Nearby are family parks, Calgary Co-op, Walmart, and a variety of international restaurants and shops. Four schools are within a five-minute drive. This property is a strong choice for first-time buyers, professionals, or investors looking for a rental in a growing community. Don't miss this opportunity to call this one-of-a-kind HOME yours. NOTE: Main floor access, elevated above street level, with a private balcony. Furniture negotiable.

Built in 1981

## Essential Information

MLS® #	A2247021
Price	\$154,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	585
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	103, 1712 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1H1

### **Amenities**

Amenities	Parking, Secured Parking, Trash, Laundry
Parking Spaces	1
Parking	Off Street, Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Appliances	Microwave, Range Hood, Refrigerator, Window Coverings, Electric Oven, European Washer/Dryer Combination
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	August 10th, 2025
Days on Market	72
Zoning	M-C1

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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