

305, 1629 38 Street SW  
Calgary, Alberta

MLS # A2295783



**\$350,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	795 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 680
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** None

2 BEDROOMS | 2 BATHROOMS | TOP FLOOR CORNER UNIT | 795 SQFT | CONCRETE & STEEL BUILDING | UNDERGROUND PARKING | DOWNTOWN VIEWS | Welcome to this bright top-floor corner unit in the desirable community of Rosscarrock, offering 795 sqft of well-designed living space in a quiet, well-maintained concrete and steel building. With double drywall between units, this home provides exceptional soundproofing and privacy, making it ideal for comfortable condo living. Step inside to an open-concept layout featuring hardwood flooring throughout and central air conditioning for year-round comfort. The modern kitchen is both stylish and functional, complete with quartz countertops, induction cooktop, stainless steel appliances, and a large central island with seating, perfect for entertaining or everyday living. The kitchen flows seamlessly into the dining and living areas, where large windows and a patio door lead to your large private balcony. Enjoy your morning coffee with beautiful sunrise views or unwind while taking in the stunning downtown Calgary skyline. The spacious primary bedroom is filled with natural light and features a walk-in closet and a 4-piece ensuite. A second bedroom offers flexibility for guests, a roommate, or a home office, and is complemented by a 3-piece bathroom. Additional highlights include in-suite laundry, a storage closet, and a well-appointed layout designed for both functionality and comfort. This home also includes a titled underground parking stall, visitor parking, and 24-hour security for added peace of mind. The building is clean, quiet, and ideally located within walking distance to restaurants, 17th Avenue, the C-Train, grocery stores, shopping, schools and parks. With easy access to downtown and a short drive to Westhills Shopping Centre, this location offers the perfect balance of convenience and

lifestyle. Whether you're a first-time buyer, investor, or looking for a great AirBnB opportunity, this home checks all the boxes. Book your showing today!