

# \$159,900 - 103, 1712 38 Street Se, Calgary

MLS® #A2247021

**\$159,900**

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

Forest Lawn, Calgary, Alberta

Welcome to this fully furnished beautifully updated 1-bedroom, 1-bathroom with titled underground parking and in-suite laundry in South East Calgary, only 12 minutes from downtown. Just steps from vibrant International Avenue, this home offers multicultural dining, markets, shopping, and several bus routes at your door. The renovated bathroom features a sleek LED mirror, stylish new shower fixtures, and upgraded lighting. A private balcony invites you to unwind with morning coffee or enjoy an evening drink in the fresh air. This is a truly one-of-a-kind artwork piece and a move-in ready opportunity. The unit includes one underground parking stall plus free street parking, an in-suite washer and dryer in a bonus utility room, shared laundry facilities in the building, and a secured mail room for added convenience. Unity Park and Elliston Park are close by, offering green spaces, a dog zone, and the annual GlobalFest fireworks. Families will appreciate having four schools within a five-minute drive and a public swimming pool just a block away, while professionals will value the easy downtown commute. Brimming with charm, this property is perfect for first-time buyers, young professionals seeking a stylish and connected lifestyle, or investors looking for a dependable rental in a growing community. With its combination of location, convenience, and modern upgrades, it offers comfort today and strong potential for tomorrow. NOTE: Main



floor access, elevated above street level, with a private balcony. Not at sidewalk grade.

Built in 1981

### Essential Information

MLS® #	A2247021
Price	\$159,900
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	Electric Oven, Microwave, Range Hood, Refrigerator, Window Coverings, 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 20

Zoning M-C1

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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