



GRASSROOTS
REALTY GROUP

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303, 1629 38 Street SW
Calgary, Alberta

MLS # A2304991



\$344,900

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: none

TOP FLOOR CORNER UNIT | FULLY FURNISHED OPTION AVAILABLE | 2 BED + 2 BATH Welcome to Unit 303 in Niche One — a bright and thoughtfully designed top-floor corner unit offering privacy, natural light, and modern comfort in the heart of Rosscarrock. This 2-bedroom, 2-bathroom home features an open-concept layout with large windows, contemporary finishes, and a functional kitchen complete with quartz countertops, stainless steel appliances, and a spacious island perfect for everyday living or entertaining. The living and dining areas are filled with natural light and open onto a private balcony with east exposure. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom is ideal for guests, a home office, or shared living with easy access to a second full bathroom. Additional highlights include in-suite laundry, durable laminate flooring, and a well-designed layout maximizing space and comfort. Offered with the option to include furnishings, this unit is move-in ready and ideal for buyers seeking a turnkey home or a flexible investment opportunity. Located in a concrete and steel building with underground parking, visitor parking, and convenient access to downtown, shopping, transit, and major routes. Immediate possession available — book your showing today.