# \$250,000 - 302, 1113 37 Street Sw, Calgary

MLS® #A2208361

# \$250,000

2 Bedroom, 1.00 Bathroom, 800 sqft Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Welcome to this charming 2-bedroom,
1-bathroom condo in the highly desirable
community of Rosscarrock! Perfectly situated
just moments from Bow Trail and 17th Ave,
this home offers unbeatable convenience with
quick access to schools, shopping, dining, and
major amenities like Westbrook Mall and
Shaganappi Golf Course. Public transit is also
nearby, making commuting a breeze.

This well-maintained unit boasts large windows that flood the space with natural light, creating a warm and inviting atmosphere. Enjoy relaxing on your private balcony or take advantage of the building's secure underground parking with 1 assigned stall.

Whether you're a first-time homebuyer or an investor looking for a fantastic opportunity, this condo is the perfect fit. Don't miss your chance to own in this sought-after location – schedule your showing today!

Built in 1978

### **Essential Information**

MLS® # A2208361 Price \$250,000

Bedrooms 2

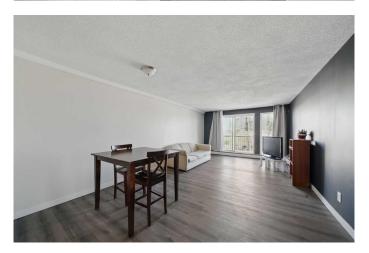
Bathrooms 1.00

Full Baths 1

Square Footage 800







Acres 0.00 Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 302, 1113 37 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 1S5

#### **Amenities**

Amenities Laundry, Trash

Parking Spaces 1

Parking Assigned, Underground

## Interior

Interior Features See Remarks

Appliances Range Hood, Refrigerator, Stove(s), Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Brick, Stucco, Wood Frame

#### Additional Information

Date Listed April 8th, 2025

Days on Market 17

Zoning M-C2

# **Listing Details**

Listing Office eXp Realty

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