

# \$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.

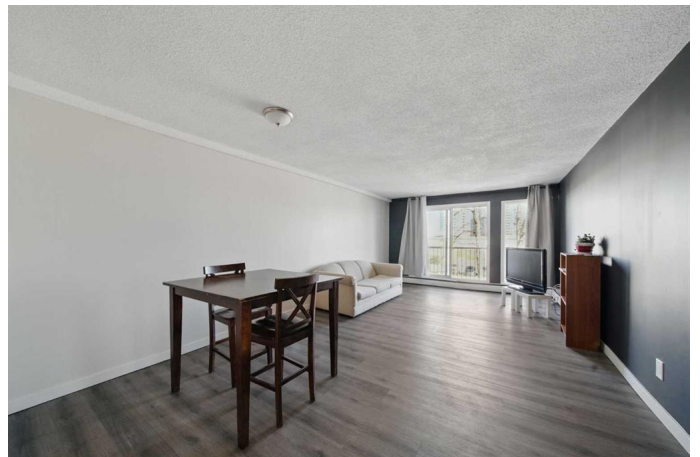
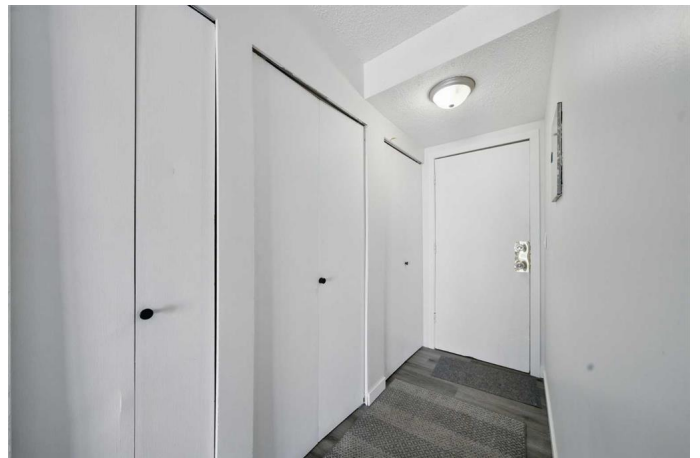
This well-maintained unit boasts large windows that flood the space with natural light, creating a warm and inviting atmosphere. Enjoy relaxing on your private balcony or take advantage of the building's secure underground parking with 1 assigned stall.

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 | 11              |
| Zoning         | M-C2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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