

# \$175,000 - 305, 1113 37 Street Sw, Calgary

MLS® #A2269097

**\$175,000**

1 Bedroom, 1.00 Bathroom, 591 sqft

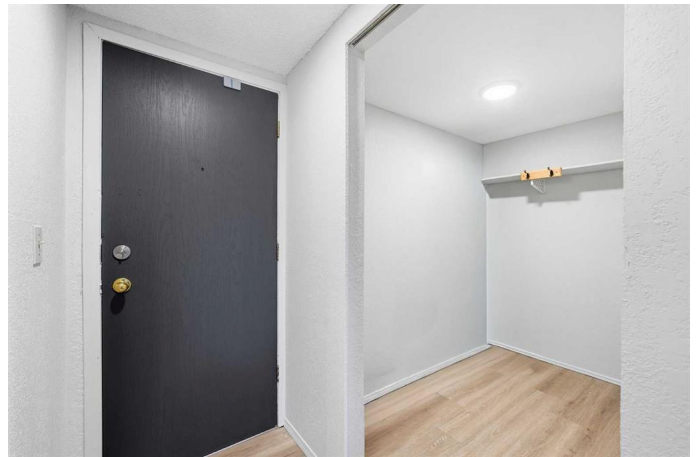
Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Stylishly updated and ideally located, this top-floor condo combines comfort, convenience and value in one of Calgary's most connected west-end neighbourhoods. Updated flooring and neutral paint create a bright, inviting atmosphere that's ready for immediate enjoyment. The efficient galley kitchen features ample cabinetry and generous counter space opening to a dedicated dining area accented by a contemporary lighting for casual meals or entertaining. Relaxation is invited in the spacious living room which extends seamlessly to the private balcony, perfect for morning coffees or evening barbeques and ideally positioned away from the busy street for added peace and privacy. The bedroom offers excellent natural light and closet space, complemented by a 4-piece bathroom and a separate in-suite storage area for added convenience. Assigned off-street parking provides everyday ease. Nestled directly across from Westbrook Mall and just minutes from the LRT, Shaganappi Golf Course and a wide array of shops and restaurants, this home offers a low-maintenance lifestyle with unbeatable walkability. A smart choice for both first-time buyers and investors seeking reliable rental potential in a thriving location!

Built in 1978

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2269097          |
| Price          | \$175,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 591               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 305, 1113 37 Street Sw |
| Subdivision | Rosscarrock            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 1S5                |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Snow Removal |
| Parking Spaces | 1                     |
| Parking        | Assigned, Off Street  |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | See Remarks, Soaking Tub, Storage              |
| Appliances        | Electric Stove, Refrigerator, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas              |
| Cooling           | None                                           |
| # of Stories      | 3                                              |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Flat                            |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 15                 |
| Zoning         | M-C2               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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