

# \$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.

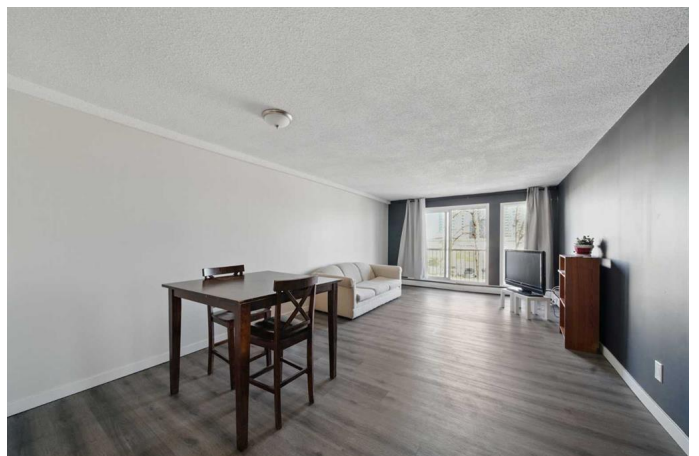
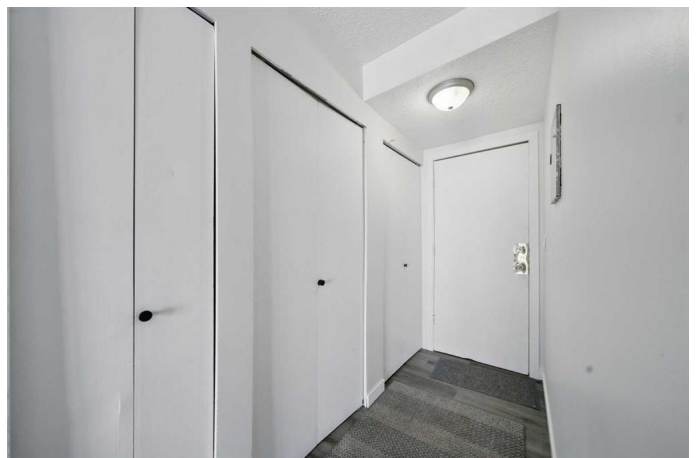
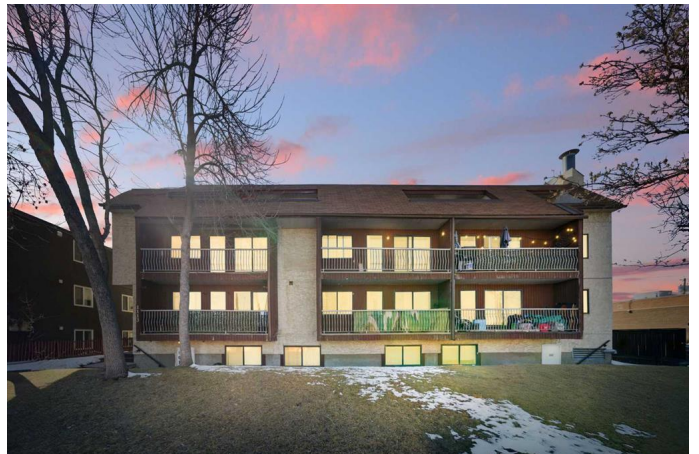
This well-maintained unit boasts large windows that flood the space with natural light, creating a warm and inviting atmosphere. Enjoy relaxing on your private balcony or take advantage of the building's secure underground parking with 1 assigned stall.

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	12
Zoning	M-C2

### Listing Details

Listing Office	eXp Realty
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