

302, 1113 37 Street SW
Calgary, Alberta

MLS # A2208361



\$250,000

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 662
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: na

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!