

# \$220,000 - 306, 1113 37 Street Sw, Calgary

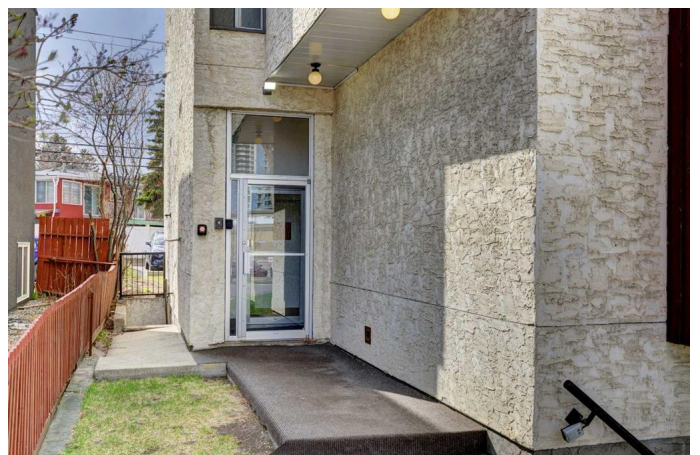
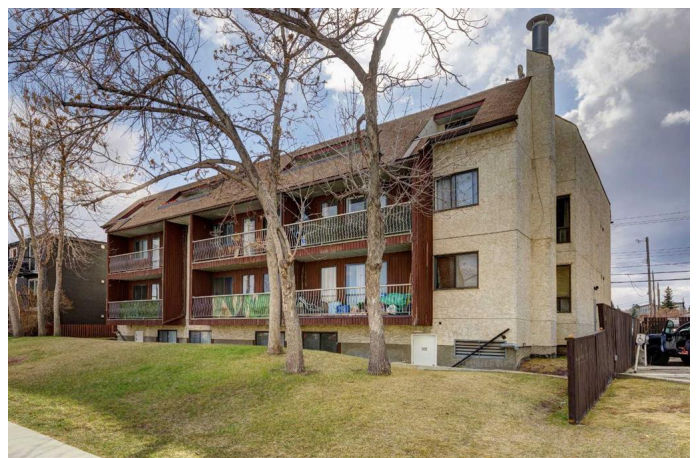
MLS® #A2215128

**\$220,000**

2 Bedroom, 1.00 Bathroom, 784 sqft  
Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Welcome to this Bright and Spacious 2 BEDROOM Corner Unit with a lot of upgrades including KITCHEN and BATHROOM and UNDERGROUND PARKING in Rosscarrock! We are proud to present a rare opportunity to own an affordable and well-maintained condo in the highly sought-after community of Rosscarrock. Offering approximately 780 sq ft of living space, this bright corner unit features 2 spacious bedrooms, 1 full upgraded bathroom and secure underground parking. The open-concept living and dining area is flooded with natural light from the east-facing windows and features sliding doors that lead to a large, above-ground balcony – perfect for barbecues or simply enjoying the fresh summer air and beautiful sunrise VIEWS. The modern, Upgraded kitchen is designed with white cabinetry and sleek black appliances, providing a clean and contemporary look. Both bedrooms are generously sized and offer ample closet space, while a full 4-piece bathroom completes the interior layout. Located in an unbeatable location, you’ll find yourself just minutes away from schools, playgrounds, Westbrook Mall, Walmart, Safeway, and public transit, with downtown Calgary only a 5-minute drive away. This versatile property is perfect for first-time buyers, families, or investors. Don’t miss out on this incredible opportunity to own a well-priced condo in one of Calgary’s most desirable communities. Schedule your private showing today!



Built in 1978

### Essential Information

MLS® #	A2215128
Price	\$220,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	306, 1113 37 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1S5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

## **Additional Information**

Date Listed            April 26th, 2025  
Days on Market        1  
Zoning                    M-C2

## **Listing Details**

Listing Office            First Place Realty

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