\$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

M-C2

Listing Details

Zoning

Listing Office Century 21 Bamber Realty LTD.

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