

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

MLS® #A2269097

\$175,000

1 Bedroom, 1.00 Bathroom, 591 sqft

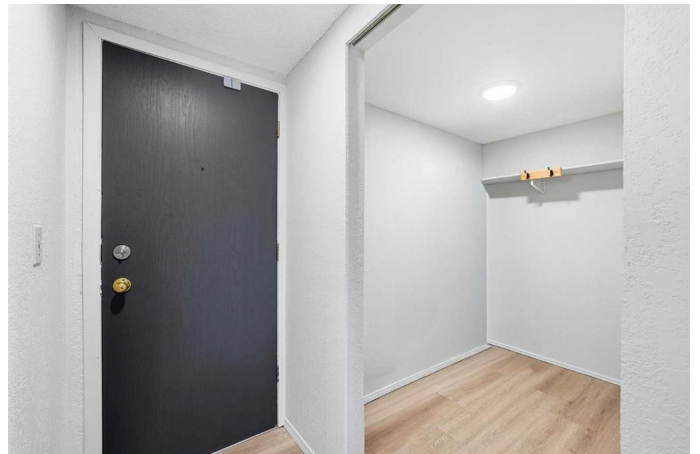
Residential on 0.00 Acres

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	16
Zoning	M-C2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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