

# \$220,000 - 404, 1113 37 Street Sw, Calgary

MLS® #A2207246

## \$220,000

2 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.00 Acres

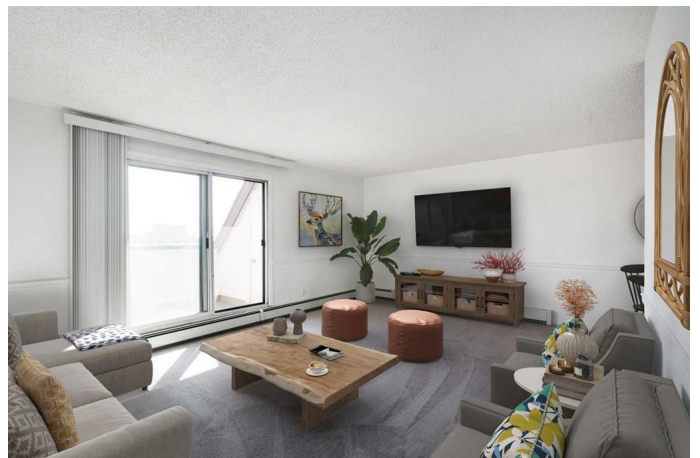
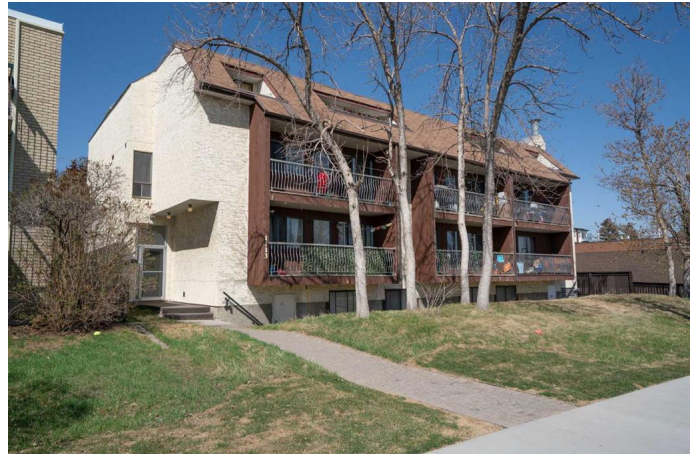
Rosscarrock, Calgary, Alberta

**BEST PRICE IN THE BUILDING! \$19,800 reduction.** Lovely TWO bedroom top floor unit in a nice building. Spacious living room and a great layout.. Good size 2 bedrooms and 1 bathroom with Insuite Laundry. This unit offers comfort and convenience. White and neutral color throughout. Upon entering the unit you will notice a very bright and modern living space and kitchen. Large bedroom with ability to fit a full-sized king bed..... washer/dryer has been added to this unit. Amazing location with super easy access to Westbrook Mall, and the LRT Station. Only 10 mins from downtown or Mount Royal University. This ground floor unit has its own walk-up private access and large oversized windows offering tons of sunlight. Perfect unit for investors, students, commuters or young professionals looking to live inner city close to 17th Ave. Assigned outdoor parking stall and pets allowed with Board approval.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207246  |
| Price          | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 857       |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 404, 1113 37 Street Sw |
| Subdivision | Rosscarrock            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 1S5                |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Laundry, Parking |
| Parking Spaces | 1                |
| Parking        | Stall            |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Laminate Counters, Storage, Walk-In Closet(s), Wood Windows                                      |
| Appliances        | Built-In Freezer, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                            |
| Cooling           | None                                                                                                              |
| # of Stories      | 4                                                                                                                 |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Other   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 76               |
| Zoning         | M-C2             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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