

# \$215,988 - 203, 1113 37 Street Sw, Calgary

MLS® #A2225968

**\$215,988**

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Step into this beautifully updated, move-in ready 1-bedroom, 1-bathroom condo located in the vibrant and centrally located community of Rosscarrock. Just steps away from the Westbrook C-Train station, Westbrook Mall, and the amenities of the Rosscarrock Community Centre, this home offers unbeatable convenience. Youâ€™ll also find three nearby schools, making it a great choice for families or future tenants.

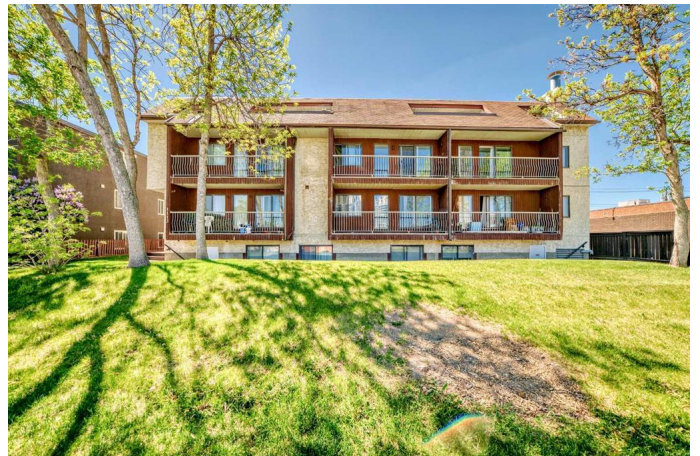
The unit features a renovated kitchen with a brand-new stove, fridge, and dishwasher, along with other key updates including a new window and an upgraded bathroom. Large windows flood the space with natural light, and a private balcony offers a perfect spot to relax and enjoy the surroundings.

With an assigned parking stall, low condo fees, and a location just 5 minutesâ€™ drive to downtown, this property is ideal for first-time buyers, downsizers, or investors seeking strong rental potential.

Donâ€™t miss this turn-key opportunity in one of Calgaryâ€™s most connected communitiesâ€”book your private showing today!

Built in 1978

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2225968          |
| Price          | \$215,988         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 596               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 1113 37 Street Sw |
| Subdivision | Rosscarrock            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 1S5                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Laminate Counters                  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Window Coverings, Electric Range |
| Heating           | Boiler                                                                 |
| Cooling           | None                                                                   |
| # of Stories      | 3                                                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 67             |
| Zoning         | M-C2           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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