

301, 1113 37 Street SW
Calgary, Alberta

MLS # A2336030



\$189,900

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully FULLY RENOVATED, MOVE-IN READY CORNER UNIT in the desirable community of Rosscarrock! This bright and spacious 2 BEDROOM, 1 BATHROOM home is located on the 3rd floor and features an impressive HUGE WEST-FACING BALCONY, perfect for enjoying afternoon and evening sun. Completely renovated from top to bottom, this stylish unit features BRAND NEW VINYL FLOORING throughout, BRAND NEW APPLIANCES, an updated kitchen with beautiful QUARTZ COUNTERTOPS, modern finishes, and a fresh contemporary look. Large windows fill the home with an abundance of NATURAL LIGHT, while the spacious living room offers plenty of room to relax or entertain family and friends. Two generously sized bedrooms, a full bathroom, and convenient IN-SUITE STORAGE complete the functional layout. Located in a well-managed condo building with LOW CONDO FEES and ONE ASSIGNED OUTDOOR PARKING STALL. Enjoy an incredibly convenient location just steps from the LRT and close to shopping, groceries, schools, parks, restaurants, and everyday amenities. An excellent opportunity for FIRST-TIME BUYERS, YOUNG PROFESSIONALS, DOWNSIZERS, or INVESTORS looking for a beautifully renovated home in a convenient inner-city location. Easy to show and truly MOVE-IN READY!... Virtual staging has been used in select rooms.