

306, 1113 37 Street SW
Calgary, Alberta

MLS # A2342195



\$189,900

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Skip snow scraping this winter! Welcome to this bright 2-bedroom, 3rd-floor corner condo offering 784 sq ft of easy-to-clean, carpet-free living space in prime Rosscarrock. **TOP FEATURES:** **WARM PARKING:** A secure underground stall keeps your car snow-free, located just steps from the key-fob entry. **EASY BUDGETING:** Your monthly fee takes the stress out of bills by covering HEAT, WATER, sewer, trash and snow removal! **MASSIVE STORAGE:** Say goodbye to clutter with a dedicated in-unit storage room, a stylish sliding barn door entry closet, and a huge walk-in closet in the primary bedroom. **FUNCTIONAL LAYOUT:** A clean, highly efficient kitchen with classic white cabinetry, paired with a well-maintained 4-piece bathroom. **EAST BALCONY:** Enjoy your morning coffee with lush, tree-lined sunrise views. **PET-FRIENDLY:** Up to 2 pets are welcome (with board approval) **LOCATION:** Ditch the commute stress! Walk to Westbrook LRT, Westbrook Mall, Safeway, and Walmart. Just 5–10 mins to Downtown & 17th Ave!