

**101, 1113 37 Street SW
Calgary, Alberta**

MLS # A2254158



\$178,900

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Spacious One-Bedroom + Den Condo with Private Entrance in Rosscarrock. This versatile one-bedroom plus den condo offers comfort, functionality, and unbeatable convenience. The bright dining area flows seamlessly into a galley-style kitchen—perfect for entertaining—while a large window fills the living room with natural light. The private walk-up entrance adds a rare touch of independence. The generous bedroom is complemented by a flexible den, ideal for a home office, study, or creative space. A full 4-piece bath and ample storage complete the home. Located directly across from Westbrook Mall and the LRT Station, this property provides effortless access to shops, dining, and transit. Enjoy nearby 17th Ave’s vibrant restaurants and boutiques, or reach downtown and Mount Royal University in just 10 minutes. Whether you’re a first-time buyer, young professional, student, commuter, or investor, this condo is a rare opportunity in the highly sought-after community of Rosscarrock.