# \$177,400 - 403, 1113 37 Street Sw, Calgary

MLS® #A2235803

## \$177,400

2 Bedroom, 1.00 Bathroom, 887 sqft Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Welcome to this executive 2-bedroom,
1-bathroom condo offering 887 sq ft of stylish,
open-concept living in the heart of Westbrook.
Perfectly located just steps from the
Westbrook C-Train Station, Westbrook Mall,
and the Rosscarrock Community Centre, this
home delivers unmatched convenience in a
vibrant, amenity-rich community.

This top-floor corner unit boasts a bright and airy layout with a seamless flow between the living and dining areasâ€"perfect for both everyday living and entertaining. The modern kitchen features quartz countertops, a glass tile backsplash, stainless steel appliances, and sleek tile flooring, while rich dark oak floors run throughout the rest of the home.

Both bedrooms are generously sized with ample closet space, and a full 4-piece bathroom completes the functional interior layout. Step outside to your private, west-facing balcony, surrounded by mature trees, and enjoy peaceful relaxation in a quiet setting.

Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes with nearby schools, green spaces, and easy access to transit.

Inside, you'll find a stylish, fully finished suite featuring rich dark oak flooring throughout, quartz countertops, a glass tile backsplash, and stainless steel appliances. The kitchen







and bathroom are finished with sleek tile, adding a modern touch. Whether you're a first-time buyer, investor, or someone looking for low-maintenance living near transit, shopping, and three nearby schoolsâ€"this home checks all the boxes. One surface parking stall.

#### Built in 1978

#### **Essential Information**

MLS® # A2235803

Price \$177,400

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 887

Acres 0.00

Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 403, 1113 37 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 1S5

#### **Amenities**

Amenities None

Parking Assigned, Parking Lot, Stall

#### Interior

Interior Features Open Floorplan, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Range Hood, Refrigerator, Electric Stove

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Concrete, Stucco, Wood Frame

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 118

Zoning M-C2

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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