

# \$220,000 - 404, 1113 37 Street Sw, Calgary

MLS® #A2207246

## \$220,000

2 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.00 Acres

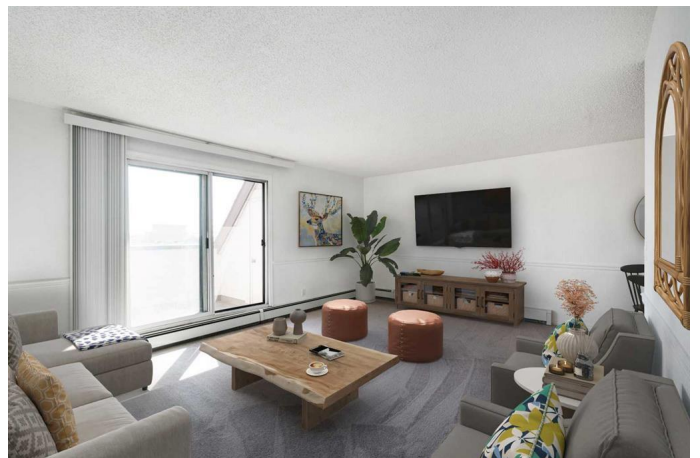
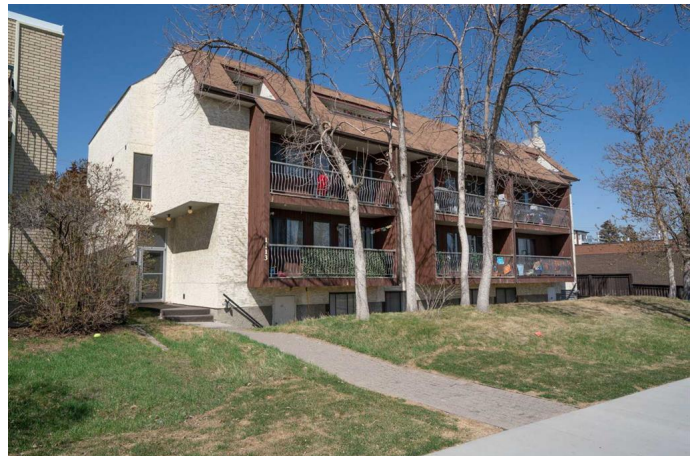
Rosscarrock, Calgary, Alberta

**BEST PRICE IN THE BUILDING! \$19,800 reduction.** Lovely TWO bedroom top floor unit in a nice building. Spacious living room and a great layout.. Good size 2 bedrooms and 1 bathroom with Insuite Laundry. This unit offers comfort and convenience. White and neutral color throughout. Upon entering the unit you will notice a very bright and modern living space and kitchen. Large bedroom with ability to fit a full-sized king bed..... washer/dryer has been added to this unit. Amazing location with super easy access to Westbrook Mall, and the LRT Station. Only 10 mins from downtown or Mount Royal University. This ground floor unit has its own walk-up private access and large oversized windows offering tons of sunlight. Perfect unit for investors, students, commuters or young professionals looking to live inner city close to 17th Ave. Assigned outdoor parking stall and pets allowed with Board approval.

Built in 1978

## Essential Information

MLS® #	A2207246
Price	\$220,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	857
Acres	0.00
Year Built	1978



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 1113 37 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1S5

### Amenities

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Beamed Ceilings, Laminate Counters, Storage, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Freezer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Other

### Additional Information

Date Listed	March 31st, 2025
Days on Market	45
Zoning	M-C2

### Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.