# \$239,800 - 404, 1113 37 Street Sw, Calgary

MLS® #A2207246

## \$239,800

2 Bedroom, 1.00 Bathroom, 857 sqft Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Welcome to Unit 404 at 1113 37 Street SW. 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 \$239,800

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 Parking, Laundry

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 16

Zoning M-C2

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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