

306, 1113 37 Street SW  
Calgary, Alberta

MLS # A2215128

\$210,000

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this Bright and Spacious 2 BEDROOM Corner Unit with a lot of upgrades including KITCHEN and BATHROOM and UNDERGROUND PARKING in Rosscarrock! We are proud to present a rare opportunity to own an affordable and well-maintained condo in the highly sought-after community of Rosscarrock. Offering approximately 780 sq ft of living space, this bright corner unit features 2 spacious bedrooms, 1 full upgraded bathroom and secure underground parking. The open-concept living and dining area is flooded with natural light from the east-facing windows and features sliding doors that lead to a large, above-ground balcony &mdash; perfect for barbecues or simply enjoying the fresh summer air and beautiful sunrise VIEWS. The modern, Upgraded kitchen is designed with white cabinetry and sleek black appliances, providing a clean and contemporary look. Both bedrooms are generously sized and offer ample closet space, while a full 4-piece bathroom completes the interior layout. Located in an unbeatable location, you&rsquo;ll find yourself just minutes away from schools, playgrounds, Westbrook Mall, Walmart, Safeway, and public transit, with downtown Calgary only a 5-minute drive away. This versatile property is perfect for first-time buyers, families, or investors. Don&rsquo;t miss out on this incredible opportunity to own a well-priced condo in one of Calgary&rsquo;s most desirable communities. Schedule your private showing today!