

**305, 1113 37 Street SW  
Calgary, Alberta**

**MLS # A2269097**



# \$175,000

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Soaking Tub, Storage		

**Inclusions:** N/A

Stylishly updated and ideally located, this top-floor condo combines comfort, convenience and value in one of Calgary's most connected west-end neighbourhoods. Updated flooring and neutral paint create a bright, inviting atmosphere that's ready for immediate enjoyment. The efficient galley kitchen features ample cabinetry and generous counter space opening to a dedicated dining area accented by a contemporary lighting for casual meals or entertaining. Relaxation is invited in the spacious living room which extends seamlessly to the private balcony, perfect for morning coffees or evening barbeques and ideally positioned away from the busy street for added peace and privacy. The bedroom offers excellent natural light and closet space, complemented by a 4-piece bathroom and a separate in-suite storage area for added convenience. Assigned off-street parking provides everyday ease. Nestled directly across from Westbrook Mall and just minutes from the LRT, Shaganappi Golf Course and a wide array of shops and restaurants, this home offers a low-maintenance lifestyle with unbeatable walkability. A smart choice for both first-time buyers and investors seeking reliable rental potential in a thriving location!