

# \$197,400 - 403, 1113 37 Street Sw, Calgary

MLS® #A2235803

**\$197,400**

2 Bedroom, 1.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

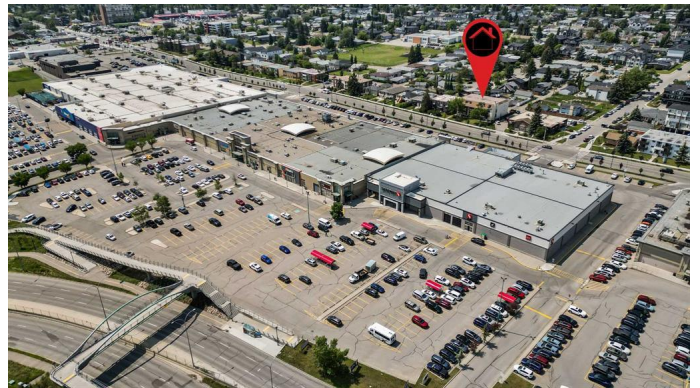
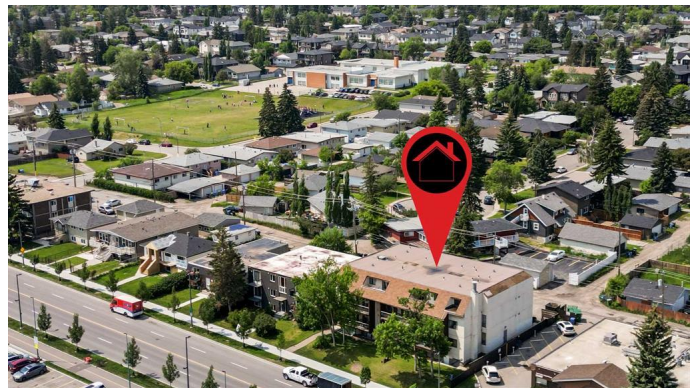
Welcome to this executive 2-bedroom, 1-bathroom condo offering 887 sq ft of stylish, open-concept living in the heart of Westbrook. Perfectly located just steps from the Westbrook C-Train Station, Westbrook Mall, and the Rosscarrock Community Centre, this home delivers unmatched convenience in a vibrant,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

This top-floor corner unit boasts a bright and airy layout with a seamless flow between the living and dining areas—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.

Built in 1978

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235803          |
| Price          | \$197,400         |
| 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   | None |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                |
| 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 | 52             |
| Zoning         | M-C2           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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