



## 1113 37 Street Calgary Alberta

\$212,988

Step into this beautifully updated, move-in ready 1-bedroom, 1-bathroom condo located in the vibrant and centrally located community of Rosscarrock. Just steps away from the Westbrook C-Train station, Westbrook Mall, and the amenities of the Rosscarrock Community Centre, this home offers unbeatable convenience. You'll also find three nearby schools, making it a great choice for families or future tenants. The unit features a renovated kitchen with a brand-new stove, fridge, and dishwasher, along with other key updates including a new window and an upgraded bathroom. Large windows flood the space with natural light, and a private balcony offers a perfect spot to relax and enjoy the surroundings. With an assigned parking stall, low condo fees, and a location just 5 minutes' drive to downtown, this property is ideal for first-time buyers, downsizers, or investors seeking strong rental potential. Don't miss this turn-key opportunity in one of Calgary's most connected communities--book your private showing today! (id:6769)

Other 3.25 Ft x 3.00 Ft

Storage 7.08 Ft x 5.08 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Primary Bedroom 8.33 Ft x 12.50 Ft

Kitchen 7.33 Ft x 5.92 Ft

Dining room 7.58 Ft x 8.33 Ft

Other 17.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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