301 1113 37 Street SW

Calgary | Active | MLS® A2336030

$174,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**769.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

MAJOR PRICE REDUCTION - $15,000! PRICED TO SELL! Beautifully renovated condo, never occupied since the renovations were completed. Move-in ready and waiting for its new owner!

! This bright and spacious 2 BEDROOM, 1 BATHROOM home is located on the 3rd floor and features an impressive HUGE WEST-FACING BALCONY, perfect for enjoying afternoon and evening sun.

Completely renovated from top to bottom, this stylish unit features BRAND NEW VINYL FLOORING throughout, BRAND NEW APPLIANCES, an updated kitchen with beautiful QUARTZ COUNTERTOPS, modern finishes, and a fresh contemporary look. Large windows fill the home with an abundance of NATURAL LIGHT, while the spacious living room offers plenty of room to relax or entertain family and friends. Two generously sized bedrooms, a full bathroom, and convenient IN-SUITE STORAGE complete the functional layout.

Located in a well-managed condo building with LOW CONDO FEES and ONE ASSIGNED OUTDOOR PARKING STALL. Enjoy an incredibly convenient location just steps from the LRT and close to shopping, groceries, schools, parks, restaurants, and everyday amenities.

An excellent opportunity for FIRST-TIME BUYERS, YOUNG PROFESSIONALS, DOWNSIZERS, or INVESTORS looking for a beautifully renovated home in a convenient inner-city location. Easy to show and truly MOVE-IN READY!...
Virtual staging has been used in select rooms.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336030
Bedrooms	2
Bathrooms	1
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	769.94 sq. ft.
Condo Fee:	$666.37
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9412713
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Rosscarrock
Amenities:	Playground, Snow Removal
Appliances:	Electric Stove, Range Hood, Refrigerator
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Call
Main Floor	Living Room · 18'6" × 12' ·
Main Floor	Kitchen · 7'5" × 4' ·
Main Floor	Bedroom · 11'8" × 10'4" ·
Main Floor	Dining Room · 7'10" × 7'8" ·
Main Floor	Bedroom - Primary · 11'9" × 10' ·
Title to Land:	Leasehold
Community Features:	Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C2
Listed Date:	Aug 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-1113-37-street-sw-calgary-a2336030/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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