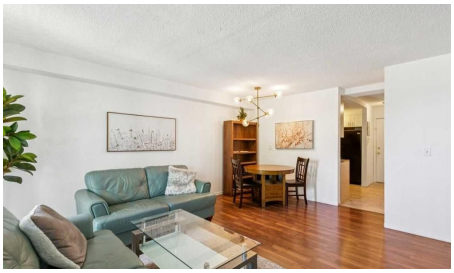
306 1113 37 Street SW

Calgary | Active | MLS® A2342195

$179,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**784.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Skip snow scraping this winter! Welcome to this bright 2-bedroom, 3rd-floor corner condo offering 784 sq ft of easy-to-clean, carpet-free living space in prime Rosscarrock.

TOP FEATURES:
WARM PARKING: A secure underground stall keeps your car snow-free, located just steps from the key-fob entry.
EASY BUDGETING: Your monthly fee takes the stress out of bills by covering HEAT, WATER, sewer, trash and snow removal!
MASSIVE STORAGE: Say goodbye to clutter with a dedicated in-unit storage room, a stylish sliding barn door entry closet, and a huge walk-in closet in the primary bedroom.
FUNCTIONAL LAYOUT: A clean, highly efficient kitchen with classic white cabinetry, paired with a well-maintained 4-piece bathroom.
EAST BALCONY: Enjoy your morning coffee with lush, tree-lined sunrise views.
PET-FRIENDLY: Up to 2 pets are welcome (with board approval)
LOCATION: Ditch the commute stress! Walk to Westbrook LRT, Westbrook Mall, Safeway, and Walmart. Just 5-10 mins to Downtown & 17th Ave!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342195
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:	784.17 sq. ft.
Main Level Finished Area:	784.17 sq. ft.
Condo Fee:	$671.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	1
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:	Parkade, 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:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'2" × 10'10" ·
Main Floor	Dining Room · 10'6" × 7' ·
Main Floor	Living Room · 15'4" × 14'7" ·
Main Floor	Storage · 8' × 3'1" ·
Main Floor	Bedroom - Primary · 12' × 10' ·
Main Floor	Walk-In Closet · 5' × 4'4" ·
Main Floor	Bedroom · 10'8" × 10' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	No Animal Home, No Smoking Home, 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:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-1113-37-street-sw-calgary-a2342195/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.