404 1113 37 Street SW

Calgary | Active | MLS® A2334218

$189,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**857.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

GREAT LOCATION.. Lovely TWO bedroom top floor unit in a nice building. Spacious living room and a great layout.. Good size 2 bedrooms and 1 bathroom with Insuite Laundry. This unit offers comfort and convenience. White and neutral color throughout. Upon entering the unit you will notice a very bright and modern living space and kitchen. Large bedroom with ability to fit a full-sized king bed..... washer/dryer has been added to this unit. Amazing location with super easy access to Westbrook Mall, and the LRT Station. Only 10 mins from downtown or Mount Royal University. This ground floor unit has its own walk-up private access and large oversized windows offering tons of sunlight. Perfect unit for investors, students, commuters or young professionals looking to live inner city close to 17th Ave. Assigned outdoor parking stall and pets allowed with Board approval. Seller NO elevator in the building. ...Virtual staging has been used in select rooms.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334218
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:	857.16 sq. ft.
Condo Fee:	$737.11
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Water

Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	4
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:	Other
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Rosscarrock
Amenities:	Laundry, Parking
Appliances:	Built-In Freezer, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Bedroom · 108'8" × 10'10" ·
Main Floor	Dining Room · 8'4" × 7'5" ·
Main Floor	Kitchen · 7'11" × 7'9" ·
Main Floor	Bedroom - Primary · 14' × 10'1" ·
Main Floor	Storage · 6'4" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Beamed Ceilings, Laminate Counters, Storage, Walk-In Closet(s), Wood Windows
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W

Zoning:	M-C2
Listed Date:	Aug 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-1113-37-street-sw-calgary-a2334218/

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