

103, 1143 37 Street SW
Calgary, Alberta

MLS # A2219914



\$175,000

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	527 sq.ft.	Age:	1960 (65 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to #103, 1143 - 37 Street SW, a bright and well-maintained king-sized bedroom condo offering 527 sq ft of functional living space in the heart of Calgary's desirable Rosscarrock community. This semi-below grade unit provides added privacy and energy efficiency—ideal for first-time buyers, investors, or those seeking a low-maintenance inner-city home. The open-concept layout is filled with natural light from large windows, and the white kitchen features modern cabinetry, quality appliances and ample counter space. The bedroom are generously sized with walk-in-closet, and the full 4-piece bathroom is clean and well-appointed. Enjoy the walking distance to a park, perfect for relaxing outdoors, as well as the convenience of an assigned parking stall right in front of your window. The building is pet-friendly and professionally managed. Located just steps from Westbrook Mall, the CTrain station, schools, parks, and amenities, this home offers excellent value in a prime location. Book your private showing today!