

# \$197,400 - 403, 1113 37 Street Sw, Calgary

MLS® #A2235803

**\$197,400**

2 Bedroom, 1.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

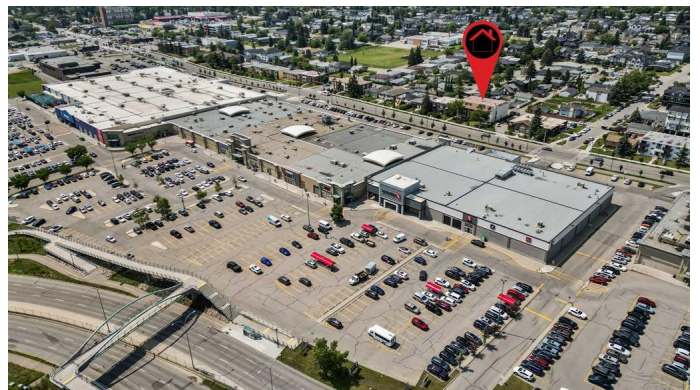
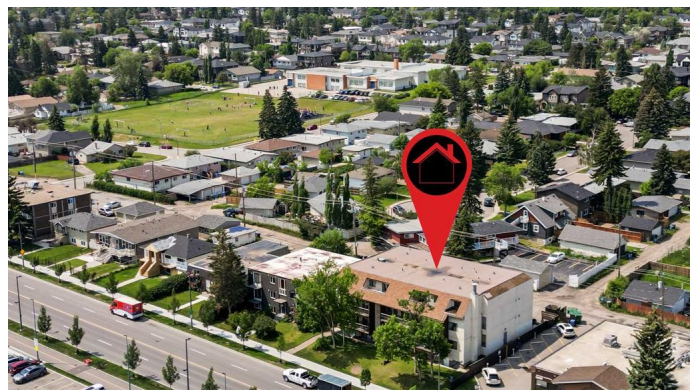
Welcome to this executive 2-bedroom, 1-bathroom condo offering 887 sq ft of stylish, open-concept living in the heart of Westbrook. Perfectly located just steps from the Westbrook C-Train Station, Westbrook Mall, and the Rosscarrock Community Centre, this home delivers unmatched convenience in a vibrant, amenity-rich community.

This top-floor corner unit boasts a bright and airy layout with a seamless flow between the living and dining areasâ€”perfect for both everyday living and entertaining. The modern kitchen features quartz countertops, a glass tile backsplash, stainless steel appliances, and sleek tile flooring, while rich dark oak floors run throughout the rest of the home.

Both bedrooms are generously sized with ample closet space, and a full 4-piece bathroom completes the functional interior layout. Step outside to your private, west-facing balcony, surrounded by mature trees, and enjoy peaceful relaxation in a quiet setting.

Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes with nearby schools, green spaces, and easy access to transit.

Inside, you'll find a stylish, fully finished suite featuring rich dark oak flooring throughout, quartz countertops, a glass tile backsplash, and stainless steel appliances. The kitchen



and bathroom are finished with sleek tile, adding a modern touch. Whether you're a first-time buyer, investor, or someone looking for low-maintenance living near transit, shopping, and three nearby schoolsâ€”this home checks all the boxes.

Built in 1978

**Essential Information**

MLS® #	A2235803
Price	\$197,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	887
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	403, 1113 37 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1S5

**Amenities**

Amenities	None
Parking	None

**Interior**

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard

Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Stucco, Wood Frame

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	60
Zoning	M-C2

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.