



**GRASSROOTS**  
REALTY GROUP

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203, 1113 37 Street SW  
Calgary, Alberta

MLS # A2225968



**\$212,988**

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 498
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home		

Inclusions: None

Step into this beautifully updated, move-in ready 1-bedroom, 1-bathroom condo located in the vibrant and centrally located community of Rosscarrock. Just steps away from the Westbrook C-Train station, Westbrook Mall, and the amenities of the Rosscarrock Community Centre, this home offers unbeatable convenience. You'll also find three nearby schools, making it a great choice for families or future tenants. The unit features a renovated kitchen with a brand-new stove, fridge, and dishwasher, along with other key updates including a new window and an upgraded bathroom. Large windows flood the space with natural light, and a private balcony offers a perfect spot to relax and enjoy the surroundings. With an assigned parking stall, low condo fees, and a location just 5 minutes' drive to downtown, this property is ideal for first-time buyers, downsizers, or investors seeking strong rental potential. Don't miss this turn-key opportunity in one of Calgary's most connected communities—book your private showing today!