



**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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 498

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Heating:** Boiler  
**Floors:** Laminate, Vinyl  
**Roof:** -  
**Basement:** -  
**Exterior:** Brick, Concrete  
**Foundation:** -  
**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!