



GRASSROOTS
REALTY GROUP

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403, 1113 37 Street SW
Calgary, Alberta

MLS # A2235803



\$219,900

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

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 areas—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 schools—this home checks all the boxes.