



**104, 1143 37 Street SW
Calgary, Alberta**

MLS # A2285843



\$170,000

Division:	Rosscarrock		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	469 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 464
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	Low Rise (2-4 stories)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		
Inclusions:	N/A		

Excellent starter one bedroom condo located in sought after community of Rosscarrock. Open concept in the kitchen and living room area. Large bright windows, Fabulous location right across Westbrook Mall. Close to school and amenities, Bus routes 72, 73 stop is very close on 37 street. Westbrook C train station is just few minutes walk and only 10 minutes to Downtown. Super well kept condo complex. condo fee is \$463.88 including heat, Parking, Professional management, Reserve fund contributions, Utilities for common area, Water/Sewer. One parking stall included with plug-in for winter time. Unit is currently rented, Please give 24 hours notice for all showing.