



**GRASSROOTS**  
REALTY GROUP

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104, 1143 37 Street SW  
Calgary, Alberta

MLS # A2285843



**\$170,000**

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

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