

**1113 37 Street #101, Calgary T3C 1S5**

MLS® #: **A2149622** Area: **Rosscarrock** Listing Date: **07/19/24** List Price: **\$215,000**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1978**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area  
 Abv Sqft: **703**  
 Low Sqft:  
 Ttl Sqft: **703**

DOM

**59**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Private Entrance**  
 Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Electric Stove,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Recessed Lighting,Separate Entrance,Wood Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4` 11" x 8` 0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14` 10" x 10` 11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7` 1" x 10` 10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7` 10" x 7` 8"</b>
<b>Living Room</b>	<b>Main</b>	<b>14` 10" x 13` 8"</b>			

Legal/Tax/Financial

Condo Fee: **\$483** Title: **Fee Simple** Zoning: **M-C2**  
 Fee Freq:

**Monthly**

Legal Desc: **9412713**

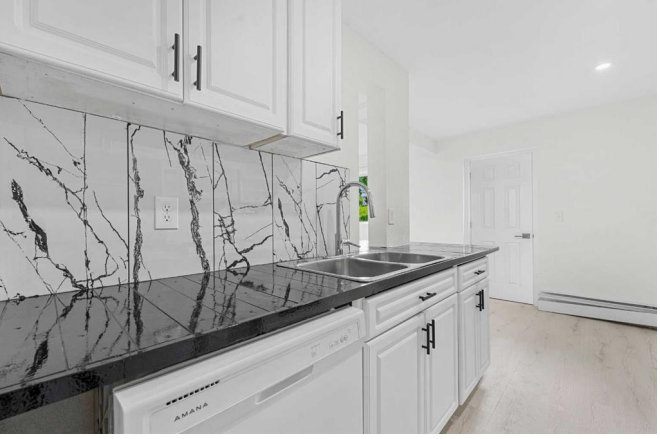
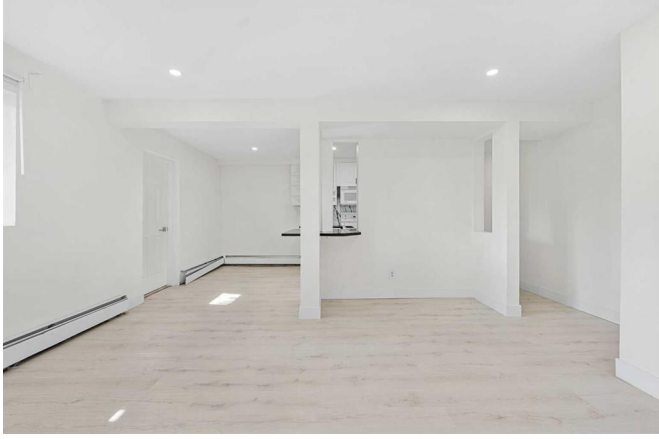
Remarks

Pub Rmks: **Welcome to Unit 101 at 1113 37 Street SW, this spacious 1 bed 1 bath FULLY RENOVATED with Insuite Laundry. This unit offers comfort and convenience. White and neutral color scheme with updated flooring throughout. Upon entering the unit you will notice a very bright and modern living space and kitchen. Large office space or den that could also be used for storage. 3-piece bathroom featuring stunning tile work. Large bedroom with ability to fit a full-sized king bed. Brand New washer/dryer has been added tp this unit. Amazing location with super easy access to Westbrook Mall, and the LRT Station. Only 10 mins from downtown or Mount Royal University. This ground floor unit has its own walk-up private access and large oversized windows offering tons of sunlight. Perfect unit for investors, students, commuters or young professionals looking to live inner city close to 17th Ave.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







101-1113 37 Street SW, Calgary, AB

Main Floor Interior Area 733.83 sq ft



0 3 6 ft

PREPARED: 2024/06/18



While regions are excluded from total floor area in GMLDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.