

# \$225,000 - 102, 1143 37 Street Sw, Calgary

MLS® #A2240684

**\$225,000**

2 Bedroom, 1.00 Bathroom, 697 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Welcome to this beautifully renovated 2-bedroom, 1-bathroom apartment located in the sought-after inner-city community of Rosscarrock. Thoughtfully updated from top to bottom, this stylish home offers a perfect blend of comfort, convenience, and modern design.

Step inside to find new laminate flooring throughout the main living areas, complemented by elegant glazed porcelain tile in key spaces. Fresh paint adds a crisp, contemporary feel, making the entire unit bright and inviting.

The spacious living room flows effortlessly into a cozy breakfast nook and a completely updated kitchen featuring sleek white cabinetry, quartz countertops, stainless steel appliances, a chic backsplash, and a deep farmhouse sink. With plenty of cabinet space, this kitchen is as functional as it is beautiful.

Both bedrooms are generously sized with plenty of room for comfort and relaxation. The updated 4-piece bathroom features modern finishes and a clean, timeless design. Additional highlights include convenient in-unit laundry and an assigned parking stall.

Located within walking distance to Westbrook LRT Station and Westbrook Mall, you'll enjoy easy access to transit, Walmart, Safeway, Starbucks, and a wide variety of shops, cafes, and amenities.



Ideal for first-time buyers, investors, or those looking to enjoy a low-maintenance urban lifestyle – this Rosscarrock gem is a must-see!

Built in 1960

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240684          |
| Price          | \$225,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 697               |
| Acres          | 0.00              |
| Year Built     | 1960              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 102, 1143 37 Street Sw |
| Subdivision | Rosscarrock            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 1S5                |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Coin Laundry, Parking, Snow Removal |
| Parking Spaces | 1                                   |
| Parking        | Stall                               |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,                               |

|              |                      |
|--------------|----------------------|
|              | Washer/Dryer Stacked |
| Heating      | Baseboard            |
| Cooling      | None                 |
| # of Stories | 3                    |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 38              |
| Zoning         | M-C2            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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