

\$239,888 - 201, 1723 37 Street Se, Calgary

MLS® #A2239232

\$239,888

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

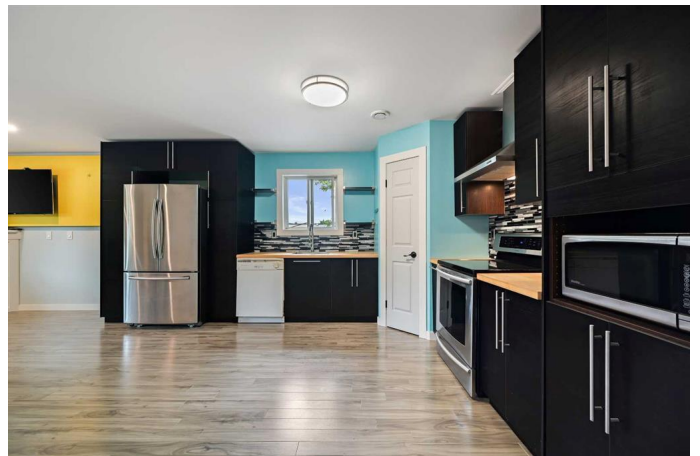
Forest Lawn, Calgary, Alberta

PRICE IMPROVEMENT Modern Comfort Meets Prime City Access – Exceptional Calgary Condo for \$245,000
Step into a lifestyle of convenience and elevated comfort with this expansive 919.79 sq. ft. condo, ideally located in a quiet cul-de-sac just 15 minutes from downtown Calgary and Stampede Park. Whether commuting by car or rapid transit – both within easy reach – your city connection is effortless. Inside, natural light pours into a warm, inviting space complete with a cozy fireplace and private balcony. The well-appointed kitchen dazzles with stainless-steel appliances, including an oven with warming drawer, tile backsplash, and ample cabinetry that flows seamlessly into an open-concept dining area. A candy apple red washer and dryer inject personality into your own dedicated utility room, featuring a forced air furnace and gas water heater.

Two generous bedrooms offer peaceful retreats with oversized windows, while the updated 4-piece bathroom includes tile work and a deep soaking tub – perfect for unwinding after a busy day.

Enjoy ultra-low condo fees of just \$175/month – some of the lowest in Calgary – plus a dedicated outdoor parking stall. This condo blends style, value, and versatility whether you're a first-time buyer, investor, or Airbnb host.

With Costco, International Avenue, and a vibrant array of shops, restaurants, and parks



all nearby, youâ€™ll experience urban living at its finestâ€”with everything you need right at your doorstep.

Built in 2001

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2239232 |
| Price | \$239,888 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 920 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 201, 1723 37 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 1E9 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|-----|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 3 |

Exterior

| | |
|-------------------|------------|
| Exterior Features | Balcony |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 18 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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