

# \$234,888 - 201, 1723 37 Street Se, Calgary

MLS® #A2239232

**\$234,888**

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

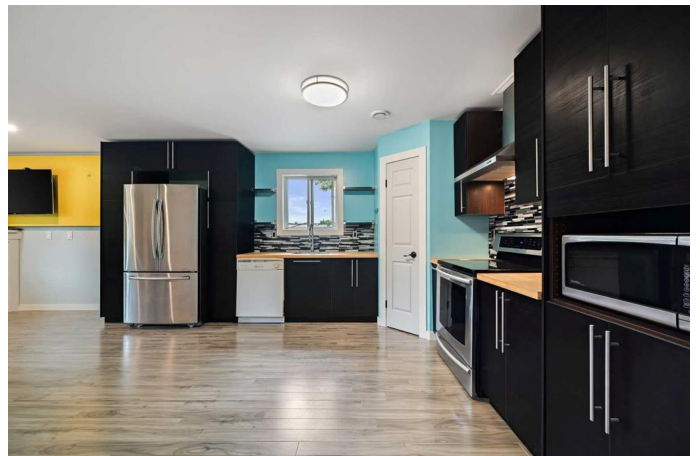
**PRICE IMPROVEMENT** Modern Comfort Meets Prime City Access – Exceptional Calgary Condo for \$239,888

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	\$234,888
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	66
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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