

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

MLS® #A2239232

**\$239,888**

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

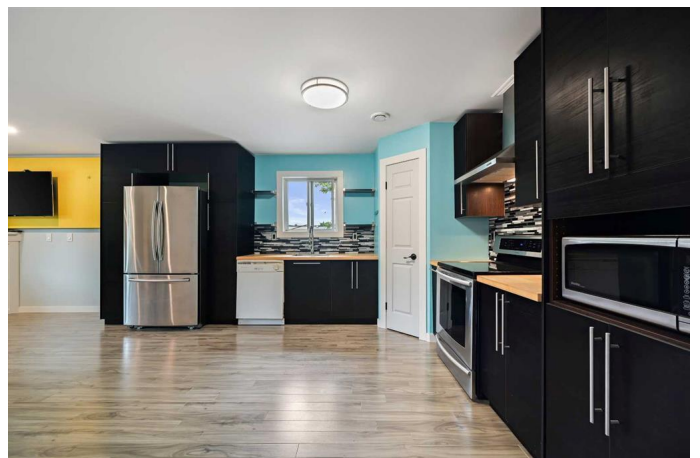
Forest Lawn, Calgary, Alberta

**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 | 34              |
| Zoning         | M-C1            |

## Listing Details

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

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