

\$245,000 - 201, 1723 37 Street Se, Calgary

MLS® #A2239232

\$245,000

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

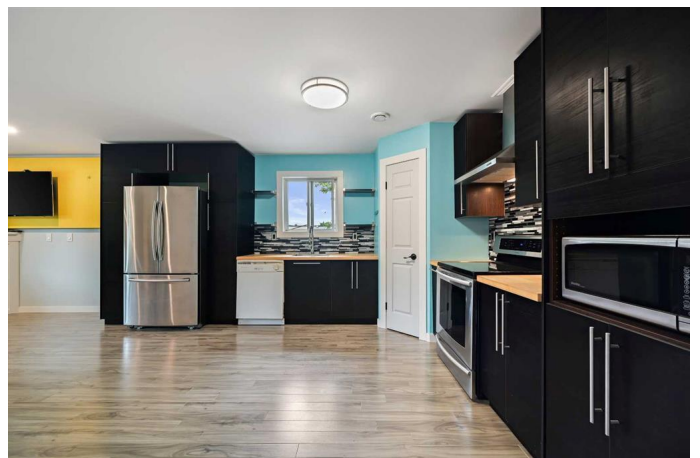
Forest Lawn, Calgary, Alberta

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, you'll experience urban living at



its finestâ€”with everything you need right at your doorstep.

Built in 2001

Essential Information

MLS® #	A2239232
Price	\$245,000
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	1
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
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