

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

MLS® #A2261608

**\$234,888**

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

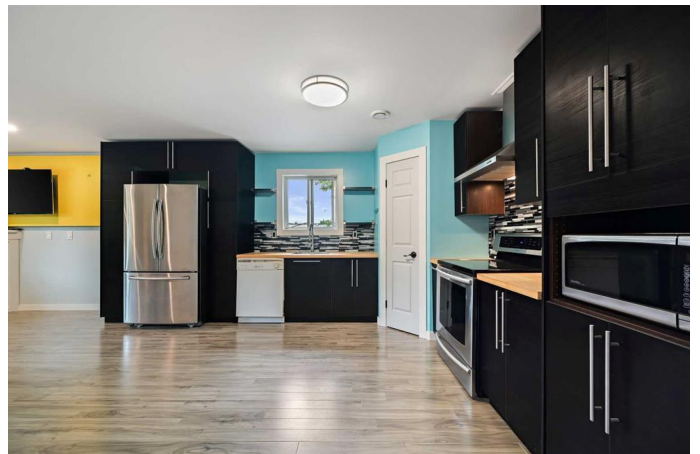
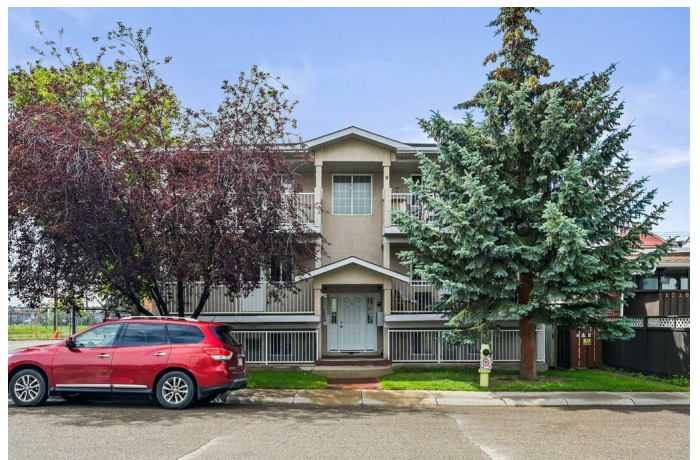
Forest Lawn, Calgary, Alberta

Modern Comfort Meets Prime City Access –  
Exceptional Calgary Condo for \$234,888  
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, you'll experience urban living at



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

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261608          |
| 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    | October 2nd, 2025 |
| Days on Market | 11                |
| Zoning         | M-C1              |

## Listing Details

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

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