

201, 1723 37 Street SE  
Calgary, Alberta

MLS # A2239232



# \$239,888

Division:	Forest Lawn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 175
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

**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&mdash;both within easy reach&mdash;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&mdash;perfect for unwinding after a busy day. Enjoy ultra-low condo fees of just \$175/month&mdash;some of the lowest in Calgary&mdash;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&rsquo;ll experience urban living at its finest&mdash;with everything you need right at your doorstep.