



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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201, 1723 37 Street SE
Calgary, Alberta

MLS # A2261608



\$234,888

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:	NA		

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 finest—with everything you need right at your doorstep.