



## 1723 37 Street Calgary Alberta

\$234,888

**PRICE IMPROVEMENT** Modern Comfort Meets Prime City Access - Exceptional Calgary Condo for \$239,888 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. (id:6769)

Living room 15.92 Ft x 12.25 Ft

Kitchen 13.25 Ft x 11.92 Ft

Primary Bedroom 13.58 Ft x 12.42 Ft

Bedroom 11.42 Ft x 9.92 Ft

Foyer 4.17 Ft x 3.92 Ft

Other 5.00 Ft x 4.58 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Laundry room 9.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.lorendacoles.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)