

301, 4512 75 Street NW  
Calgary, Alberta

MLS # A2257618



# \$149,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bowness                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 475 sq.ft.                         | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Fireplace(s)                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 417 |
| <b>Basement:</b>   | -                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                         | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home, Walk-In Closet(s) |                   |        |

**Inclusions:** Furniture

Sun-Filled Top Floor Gem with South-Facing Balcony. Step into this bright and inviting top-floor condo, where sunlight pours in through the large south-facing windows. Start your mornings with coffee on your private balcony, surrounded by treetop views and bathed in sunshine. The floor plan features a spacious living room, a modern kitchen with plenty of cabinetry, and a cozy dining nook with direct balcony access. The generously sized bedroom offers both comfort and storage with a murphy bed and a walk-in closet. A 4-piece bathroom, in-suite mini washer, and plug-in parking stall add to the convenience. Located in the heart of Bowness, you're surrounded by shopping, schools, and the beautiful parks, which are perfect for weekend strolls, rafting on the Bow River, or simply unwinding in nature. With quick access to the mountains, you'll have adventure at your doorstep while still enjoying the ease of city living. Whether you're looking for a dream home or you're an investor, this home is the perfect opportunity!