



**GRASSROOTS**  
REALTY GROUP

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206, 4512 75 Street NW  
Calgary, Alberta

MLS # A2222715



**\$149,900**

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	469 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 417

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** Curtain rod and curtain

This beautifully kept 1-bedroom, 1-bathroom unit has been meticulously maintained by its owner and is move-in ready. The thoughtfully designed floor plan maximizes every square foot, offering a bright, spacious living area that flows seamlessly into the kitchen and dining area. Large windows fill the space with natural light, creating a warm and welcoming atmosphere. The generously sized primary bedroom includes a massive walk-in closet, and there's potential to install an in-unit washer/dryer combo in the bathroom for added convenience. Enjoy a prime location just a 3-minute walk to a major bus route downtown, a 10-minute drive to the University of Calgary, and only 3 minutes from beautiful Bowness Park, ideal for riverside walks, picnics, or winter skating. Professionally managed by an excellent company, this unit is perfect for first-time buyers or as a high potential rental property. Assigned parking stall (#7) is located at the rear of the building. Don't miss out on this fantastic opportunity. Book your showing today!