



GRASSROOTS
REALTY GROUP

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104, 4619 73 Street NW
Calgary, Alberta

MLS # A2233632



\$150,000

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in the heart of Bowness, this bright and spacious main-floor corner unit blends comfort, convenience, and value. With one bedroom and one bathroom, it's an ideal opportunity for first-time buyers or investors alike. The home features laminate hardwood flooring throughout, fresh paint, and the added convenience of an in-suite washer/dryer combo. The open-concept layout is thoughtfully designed to maximize space, while large windows flood the interior with natural light, creating a warm and welcoming feel. Enjoy easy access to major transit routes—just a 3-minute walk to a downtown bus stop, a 10-minute drive to the University of Calgary, and only minutes from beautiful Bowness Park, perfect for year-round outdoor recreation. Professionally managed and move-in ready, the unit includes an assigned parking stall (#104) and offers a fantastic chance to own in one of Calgary’s most dynamic communities. Book your showing today!