



GRASSROOTS
REALTY GROUP

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1, 4328 75 Street NW
Calgary, Alberta

MLS # A2244613



\$170,000

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	476 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Welcome to your new home in the heart of Bowness! This charming ground-floor unit is perfect for first-time buyers, downsizers, or investors seeking a turnkey property in a vibrant community. Step inside to discover a bright and inviting space with durable laminate flooring that flows throughout the open concept living area. The well-designed layout maximizes every square foot, creating a comfortable and functional home. Large sliding glass doors open onto a private balcony, which provides direct access to a semi-private, shared yard, a rare and wonderful feature for a condo. The unit features a spacious bedroom and a full bathroom. Your assigned parking stall is conveniently close. This fantastic location puts you steps away from public transit and a short drive from Bowness Park, the University of Calgary, and Canada Olympic Park. Enjoy quick access to the mountains for skiing or hiking or explore all the services and amenities Bowness has to offer.