



GRASSROOTS
REALTY GROUP

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5, 4527 73 Street NW
Calgary, Alberta

MLS # A2246826



\$229,800

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	575 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.43 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Low Flow Plumbing Fixtures		

Inclusions: N/A

HOME SWEET HOME! INVESTOR ALERT! Calling all savvy investors and home buyers! Welcome to your charming corner unit, 3 bed, 1.5 bath townhouse located in trendy Bowness featuring 1191 spacious SQ.FT throughout! A private walkway leads you up to the bright, SW facing patio with room for outdoor seating & BBQ. Once inside you are greeted by the open concept living room/dining area. Living room features a gorgeous stone wall complete with cozy wood burning fireplace. The kitchen includes stunning tile backsplash & contemporary cabinetry. Just off the kitchen is the massive powder/laundry room complete with upgraded sink, new toilet & modern washer/dryer. Upstairs you will find the built-in bar area, ideal for entertaining. The lower level features 3 bedrooms, 4pc bath, furnace room & additional storage area. Each bedroom boasts upgraded lighting fixtures, new mirrored closet doors & large windows, allowing for plenty of natural light. The bathroom was updated a few years ago with a toilet, modern sink & upgraded shower head. Brand New Washer. Parking Stall right in front of the door! Excellent location close to all major amenities including schools, public transportation, bike/river paths, parks (Bowness Park), shopping and it provides you easy access to Downtown and University of Calgary. This is a great opportunity for first time home buyers and investors. Book your private viewing today!