302, 4327 75 Street NW
Calgary, Alberta

MLS # A2253082

$237,500

Division:	Bowness
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	819 sq.ft.	**Age:**	2002 (23 yrs old)
Beds:	2	**Baths:**	1

Garage:	Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard		**Water:**	-
Floors:	Laminate, Vinyl		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 482
Basement:	-		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	M-C1
Foundation:	-		**Utilities:**	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows			

Inclusions:	NA

Welcome to your bright + cheerful escape ideally located in the heart of Bowness! This stylish 2-bedroom, 1-bath well maintained condo is a true gem. The freshly painted open-concept living + dining space is filled with sunshine, features sleek laminate flooring and a roomy layout that’s just as perfect for cozy nights in as it is for entertaining friends. The kitchen brings style and function together with granite countertops, loads of cabinet space, and classic black appliances. Both bedrooms are spacious with great closets—ideal for a first-time buyer, student, or savvy investor looking to add to their portfolio. Step onto your private balcony and soak up the views of Canada Olympic Park—your front-row seat to stunning sunsets and mountain vibes. As an added bonus: this pet-friendly, self-managed building has real community spirit (yes, neighbours actually know each other’s names!) and offers 1 assigned parking stall as well as plenty of street parking for guests and in-suite laundry. Outside your door, you’re steps from parks, the Bow River pathways, and Bowness Park—plus you’re just a stroll away from the community centre, library, skate park, and the quirky shops + restaurants that make Bowness so beloved. With quick access to downtown or a spontaneous mountain getaway, this home delivers the best of both worlds: small-town warmth with big-city convenience. A fantastic opportunity to live, play, and invest in one of Calgary’s most character-packed neighbourhoods!