



GRASSROOTS
REALTY GROUP

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204, 4311 73 Street NW
Calgary, Alberta

MLS # A2254283



\$168,500

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, See Remarks, Storage		

Inclusions: Moveable Kitchen Block, Built in TV Stand

Welcome home, where affordability, location, and comfort meet! This perfectly sized apartment offers all the comforts you need to make it your own. Located in the amenities-rich neighborhood of Bowness, this well-laid-out, open-concept condo features a spacious living room with a built-in entertainment stand, a dedicated dining area, and a fully appointed kitchen. The unit includes a good-sized bedroom, a four-piece bathroom with a soaker tub, and even an in-suite washer/dryer combo for your convenience. An additional laundry room is also available on the main floor of the building if needed. Beyond ample in-unit storage, you'll find an additional storage room on the first floor for larger items. A large balcony completes the unit, offering plenty of space to relax and add a grill for BBQs. You'll have your own designated parking spot, with additional street parking available. The condo fee covers all your utilities (water, heat, and electricity), so all you need is your favorite internet provider. With quick access to the river and mountains, all that's left to do here is move in!