



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

105, 4311 73 Street NW  
Calgary, Alberta

MLS # A2260440



**\$169,000**

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	471 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions:	NA
-------------	----

This bright, open-concept condo offers a spacious living area with built-in storage, a fully equipped kitchen, and a dining space perfect for entertaining. Enjoy a bedroom, four-piece bath with soaker tub, and the convenience of in-suite laundry (plus common laundry just next door on the same floor). You do not have any attached units next to this unit. Newer paint and floor. Relax on your private balcony, complete with space for a BBQ, and take advantage of your own parking spot. Condo fees include all utilities—just move in and enjoy easy access to the river, mountains, and everything Bowness has to offer! More pictures coming next week.