



GRASSROOTS
REALTY GROUP

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205, 4512 75 Street NW
Calgary, Alberta

MLS # A2260989



\$120,000

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	476 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Refrigerator, Stove, Hoodfan

Welcome to this bright and inviting one-bedroom condo located in the heart of Bowness! Filled with natural light, this home offers a comfortable and functional layout that's perfect for first-time buyers, investors, or anyone looking to enjoy inner-city living. The generously sized bedroom provides plenty of space for relaxation, while the open-concept living area flows seamlessly onto your private balcony, ideal for morning coffee or unwinding after a long day. Enjoy the unbeatable location, just steps from shopping, schools, parks, pathways, and the Bow River. Whether you love walking by the river or exploring the local shops and cafes, you'll appreciate the vibrant community feel that Bowness is known for. Priced to Sell, don't miss this opportunity to own a bright and affordable condo in one of Calgary's most desirable and growing neighbourhoods!