



GRASSROOTS
REALTY GROUP

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

D, 4528 73 Street NW
Calgary, Alberta

MLS # A2270977



\$289,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	504 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Attached lighting in living room

This bright and stylish two bedroom, bi-level condo with over 920 square feet of living space is ideally situated just steps from the Bow River and its extensive pathway system. Offering an unbeatable blend of nature, convenience and lifestyle, this home puts the best of Calgary right at your doorstep. Inside, you'll love the abundant natural light, elegant spindle railings, durable new vinyl plank flooring and updated kitchen cabinetry paired with subway tile backsplash. Step out onto your south facing balcony; the perfect place to enjoy morning coffee or unwind after a long day. The lower level features two comfortable, spacious bedrooms with newer carpet, walk-in closet and a full bathroom with tile flooring. Thoughtful updates throughout make this a truly move-in-ready home offering exceptional value. Enjoy quick access to COP/Winsport, Foothills Medical Centre, the Alberta Children's Hospital, University of Calgary, Market Mall, schools, shopping, and transit. Whether you're commuting downtown or escaping to the mountains, this central location offers unmatched flexibility. Book your private showing today!