



5, 4328 75 Street NW
Calgary, Alberta

MLS # A2291003



\$175,000

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Bright top-floor one-bedroom condo located in the heart of Bowness, one of Calgary's most vibrant and evolving northwest communities. Situated on the second floor with only one shared wall, this unit offers added privacy and a quieter living experience. The condo features a functional layout with a spacious living area, dedicated dining space, and a practical kitchen with ample cabinet storage. Large windows bring in plenty of natural light, creating a comfortable and inviting living space throughout. The home includes a generous bedroom, a full bathroom, and convenient in-suite laundry, making it an ideal option for first-time buyers, investors, or those looking to downsize. Step outside to enjoy a private balcony, offering a cozy outdoor space to relax with a morning coffee or unwind at the end of the day. Located close to everything Bowness has to offer, you'll enjoy easy access to Bowness Park, the Bow River, and the extensive pathway system, perfect for walking, cycling, and year-round outdoor recreation. The neighbourhood is known for its strong community feel, mature trees, and growing selection of local cafes, restaurants, and shops. With quick access to Stoney Trail, Crowchild Trail, and a short drive west to the mountains, this location offers the perfect balance of urban convenience and outdoor lifestyle. A great opportunity to own an affordable home in one of northwest Calgary's most character-filled communities.