



105, 4311 73 Street NW
Calgary, Alberta

MLS # A2295463



\$149,900

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	482 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.34 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

UNBEATABLE VALUE IN BOWNESS | IDEAL FOR FIRST-TIME BUYERS & INVESTORS Stop paying rent and start building equity with this bright and functional 1-bedroom condo located in the heart of the vibrant Bowness community. Perfectly positioned as one of the most affordable entry-level homes in Calgary, Unit 105 offers an open-concept layout that maximizes every square foot of living space. The main living area is spacious enough for a full furniture set and flows seamlessly into a dedicated dining area and kitchen, making it an ideal setup for both daily living and hosting guests. The well-sized primary bedroom provides a quiet retreat, complemented by a clean 4-piece bathroom and plenty of in-suite storage. One of the standout features of this home is the private balcony, offering a peaceful outdoor spot for your morning coffee or a summer BBQ. Convenience is at the forefront here, as the unit includes its own assigned parking stall and easy access to common laundry facilities just steps away. The low-maintenance lifestyle is further enhanced by condo fees that cover essential utilities like heat and water, allowing for predictable monthly budgeting. The location is truly second to none for those who love the outdoors and local culture. You are just minutes away from the iconic Bowness Park and the extensive Bow River pathway system. Commuting is effortless with quick access to Stoney Trail and Highway 1, putting the University of Calgary, Foothills Hospital, and even the Rocky Mountains within easy reach. Whether you are looking for a high-yield investment property or a cozy place to call your own, this is a rare opportunity to own a piece of Northwest Calgary at an incredible price point. Book your showing today before this opportunity is gone.