

# \$159,900 - 206, 4512 75 Street Nw, Calgary

MLS® #A2209281

## \$159,900

1 Bedroom, 1.00 Bathroom, 471 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

**\*OPEN HOUSE - May 10 (Sat) 3pm-5pm\***

Fantastic Starter Condo or Investment Opportunity in the popular and charismatic community of Bowness. It has laminate flooring

and modern finishings in the kitchen and bathroom. The living room is bright and spacious accentuated by the large windows.

The master bedroom

features a huge walk in-closet. You also have an assigned parking stall behind the building, as well as ample street parking. Good sized balcony

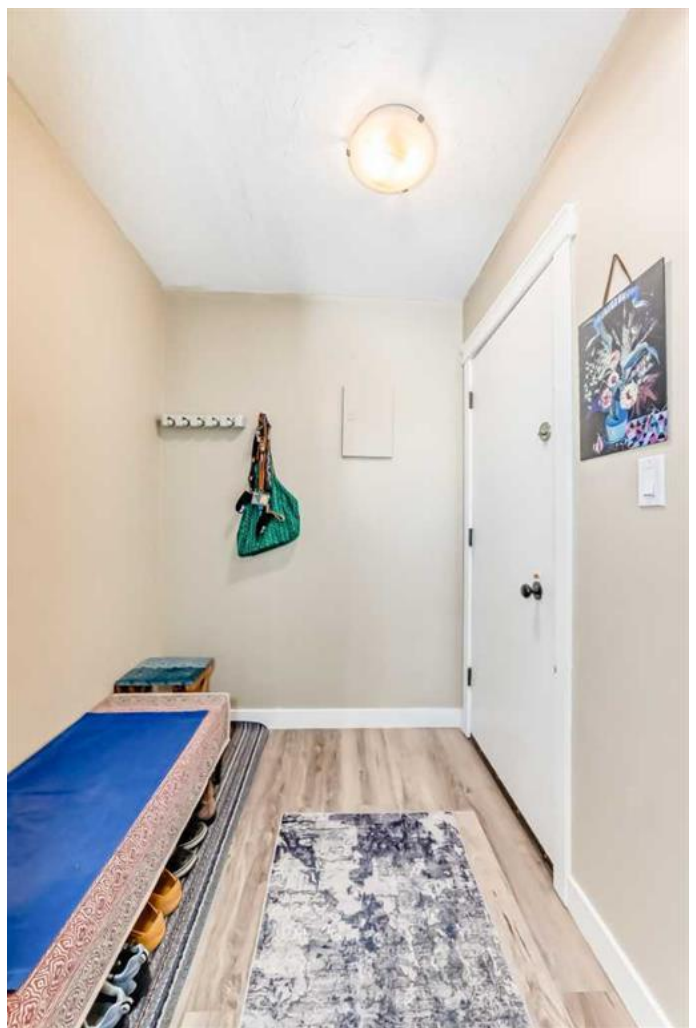
perfect for a bbq! The Bowness community has so much character with quaint little stores close by and your own grocer just 2 blocks away. Major bus

routes are practically outside your door. Call to book a private viewing today.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209281  |
| Price          | \$159,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 471       |
| Acres          | 0.00      |
| Year Built     | 1979      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206, 4512 75 Street Nw |
| Subdivision | Bowness                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3Y 0H1                |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | See Remarks                                               |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s) |
| Heating           | Baseboard, Hot Water, Natural Gas                         |
| Cooling           | None                                                      |
| # of Stories      | 3                                                         |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Roof              | Asphalt Shingle, Tile |
| Construction      | Stucco, Wood Frame    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 36              |
| Zoning         | M-C1            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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