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

MLS® #A2222715

## \$159,900

1 Bedroom, 1.00 Bathroom, 469 sqft Residential on 0.00 Acres

Bowness, Calgary, Alberta

This beautifully kept 1-bedroom, 1-bathroom unit has been meticulously maintained by its owner and is move-in ready. The thoughtfully designed floor plan maximizes every square foot, offering a bright, spacious living area that flows seamlessly into the kitchen and dining area. Large windows fill the space with natural light, creating a warm and welcoming atmosphere. The generously sized primary bedroom includes a massive walk-in closet, and there's potential to install an in-unit washer/dryer combo in the bathroom for added convenience. Enjoy a prime location just a 3-minute walk to a major bus route downtown, a 10-minute drive to the University of Calgary, and only 3 minutes from beautiful Bowness Park, ideal for riverside walks, picnics, or winter skating. Professionally managed by an excellent company, this unit is perfect for first-time buyers or as a high potential rental property. Assigned parking stall (#7) is located at the rear of the building. Don't miss out on this fantastic opportunity. Book your showing today!







Built in 1979

# **Essential Information**

MLS® # A2222715 Price \$159,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 469 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 Coin Laundry, Parking

Parking Spaces 1

Parking Assigned, Stall

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)

Heating Baseboard, Hot Water, Natural Gas

Cooling None

# of Stories 3

## **Exterior**

Exterior Features Balcony

Construction Stucco, Wood Frame

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 25

Zoning M-C1

# **Listing Details**

## Listing Office Century 21 Bamber Realty LTD.

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