

# \$168,500 - 204, 4311 73 Street Nw, Calgary

MLS® #A2254283

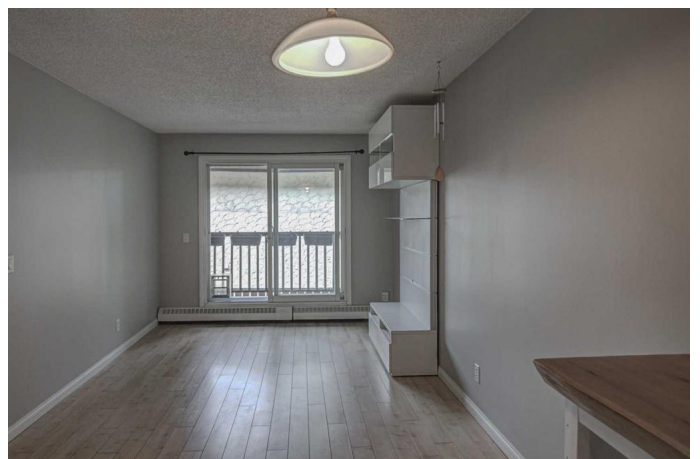
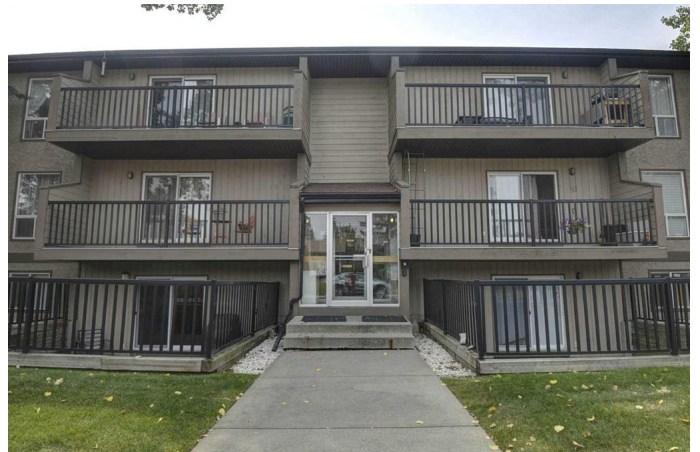
**\$168,500**

1 Bedroom, 1.00 Bathroom, 505 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome home, where affordability, location, and comfort meet! This perfectly sized apartment offers all the comforts you need to make it your own. Located in the amenities-rich neighborhood of Bowness, this well-laid-out, open-concept condo features a spacious living room with a built-in entertainment stand, a dedicated dining area, and a fully appointed kitchen. The unit includes a good-sized bedroom, a four-piece bathroom with a soaker tub, and even an in-suite washer/dryer combo for your convenience. An additional laundry room is also available on the main floor of the building if needed. Beyond ample in-unit storage, you'll find an additional storage room on the first floor for larger items. A large balcony completes the unit, offering plenty of space to relax and add a grill for BBQs. You'll have your own designated parking spot, with additional street parking available. The condo fee covers all your utilities (water, heat, and electricity), so all you need is your favorite internet provider. With quick access to the river and mountains, all that's left to do here is move in!



Built in 1981

## Essential Information

MLS® # A2254283

Price \$168,500

Bedrooms 1

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 505               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 204, 4311 73 Street Nw |
| Subdivision | Bowness                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 2N2                |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Parking, Storage, Trash, Coin Laundry |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

### **Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, See Remarks, Storage                                                     |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard, Natural Gas                                                                                      |
| Cooling           | None                                                                                                        |
| # of Stories      | 3                                                                                                           |

### **Exterior**

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 15                  |

ZoningM-C1

Listing Details

Listing OfficeCIR Realty

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