# \$269,900 - D, 4511 75 Street Nw, Calgary

MLS® #A2224459

#### \$269,900

2 Bedroom, 1.00 Bathroom, 496 sqft Residential on 0.00 Acres

Bowness, Calgary, Alberta

Nestled in a vibrant community, this charming 2-bedroom townhome offers a blend of modern comfort and convenience. The main level welcomes you with a sunlit living room featuring sliding doors to a private balcony, perfect for indoor-outdoor relaxation. Adjacent lies a functional kitchen equipped with abundant cabinetry and sleek countertops, seamlessly connected to a dedicated dining area ideal for gatherings. Practicality shines with an in-suite laundry room featuring additional storage space, ensuring clutter-free living. Descending to the lower level reveals two generously sized bedrooms complemented by a pristine 4-piece bathroom, creating a serene retreat. Two dedicated parking stalls sit conveniently at the unit's entrance. Strategically positioned near schools, a skate(Winter Olympic) park, shopping mall, and community center, this home places daily essentials within easy reach. Bowness Park, just steps away, provides tranquil green spaces for leisurely strolls. With swift highway access enhancing commuter ease. Newer upgraded: High efficiency furnace, new fence, new paved parking lot, most vinyl windows, new kitchen, new vinyl floor, some new lighting. This property presents an exceptional opportunity for first-time homeowners seeking both affordability and lifestyle appeal. Directions:







#### **Essential Information**

MLS® # A2224459 Price \$269,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 496
Acres 0.00
Year Built 1969

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address D, 4511 75 Street Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Table Calgary
Table Calgary

Postal Code T3B 2M7

#### **Amenities**

Amenities Parking

Parking Spaces 2

Parking Stall

#### Interior

Interior Features No Animal Home, No Smoking Home, See Remarks
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Playground

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, Paved

Roof Tar/Gravel

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 26th, 2025

Days on Market 22

Zoning M-C1

### **Listing Details**

Listing Office eXp Realty

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