

D, 4511 75 Street NW
Calgary, Alberta

MLS # A2207397



\$269,000

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	496 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Paved		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NONE

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. This property presents an exceptional opportunity for first-time homeowners seeking both affordability and lifestyle appeal.