

# \$149,900 - 206, 4512 75 Street Nw, Calgary

MLS® #A2222715

**\$149,900**

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

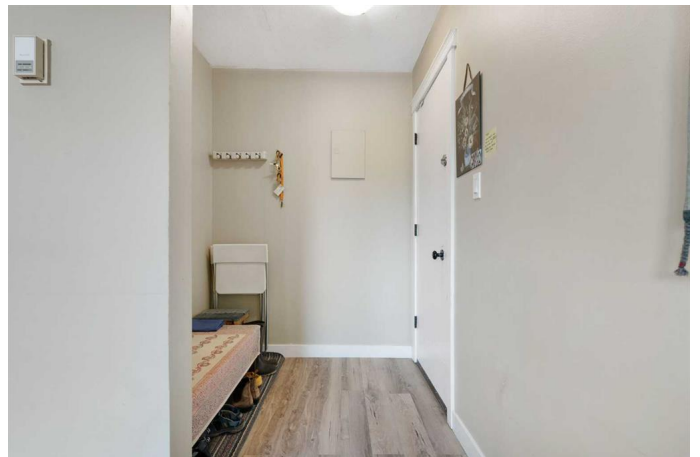
Bowness, Calgary, Alberta

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	\$149,900
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	Parking, Coin Laundry
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	53
Zoning	M-C1

### **Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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