

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

MLS® #A2222715

\$159,900

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

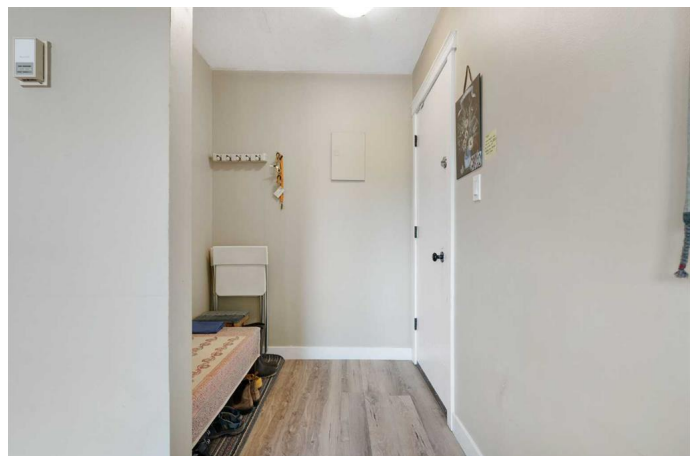
Bowness, Calgary, Alberta

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 | Parking, Coin Laundry |
| 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 | 14 |
| Zoning | M-C1 |

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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