

\$269,000 - D, 4511 75 Street Nw, Calgary

MLS® #A2207397

\$269,000

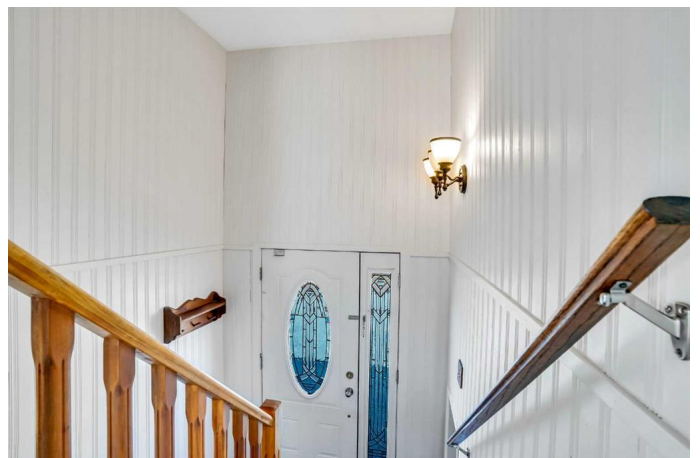
2 Bedroom, 1.00 Bathroom, 496 sqft
Residential on 0.00 Acres

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

Built in 1969

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2207397 |
| Price | \$269,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 496 |
| Acres | 0.00 |
| Year Built | 1969 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | D, 4511 75 Street Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 2M7 |

Amenities

| | |
|----------------|-------------------------|
| Amenities | Park, Playground, Trash |
| Parking Spaces | 2 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | ENERGY STAR Qualified Equipment, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Playground, Private Entrance |
| Lot Description | Back Lane, Paved |
| Roof | Asphalt Shingle |

| | |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 14 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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