

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

MLS® #A2224459

**\$269,000**

2 Bedroom, 1.00 Bathroom, 496 sqft

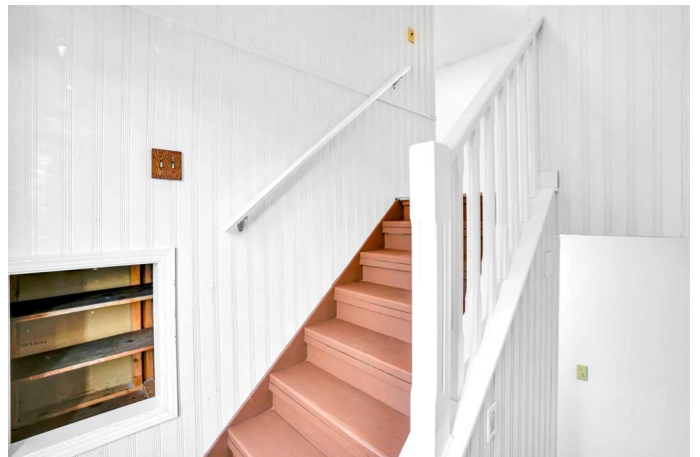
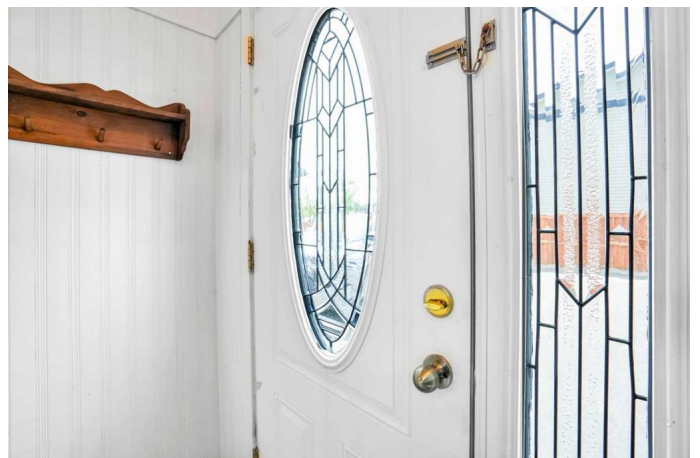
Residential on 0.00 Acres

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, 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:

Built in 1969



## Essential Information

MLS® #	A2224459
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	Townhouse
Status	Active

## Community Information

Address	D, 4511 75 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
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	42
Zoning	M-C1

**Listing Details**

Listing Office	eXp Realty
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