

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

MLS® #A2222715

**\$159,900**

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

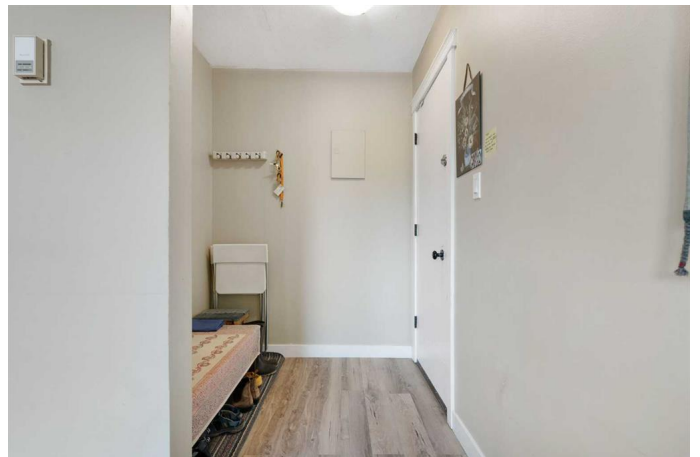
Bowness, Calgary, Alberta

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	9
Zoning	M-C1

### **Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.