

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

MLS® #A2207397

## \$269,000

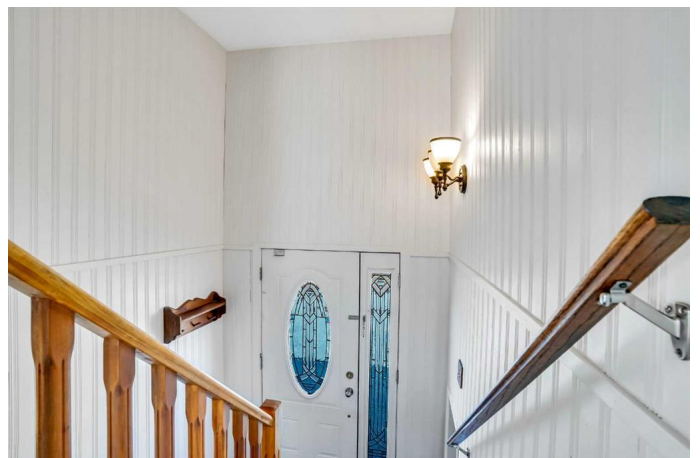
2 Bedroom, 1.00 Bathroom, 496 sqft  
Residential on 0.00 Acres

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	8
Zoning	M-C1

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.