



4512 75 Street Calgary Alberta

\$153,900

This 1 bedroom unit is very well kept and is situated on the 2nd floor (middle unit). Laminate flooring, tiling, baseboards, 4-piece bathroom and dark rich maple cabinets. Newer fridge in unit. Move in December 1st, 2023 or rent this unit out. Northwest facing with your own private balcony on the 2nd floor of a 3-floor complex. This unit has an in-suite laundry hookups (one washer/dryer combo - standard plug) situated in the master bedroom and coin laundry in the basement as well. The in-suite laundry was professionally done in by certified plumbers. 3 minute walk to a major bus route downtown, 10 minute drive to the university, 3 minute drive to Bowness Park for picnics, walking in the bow river or skating on the lagoon in the wintertime. Excellent management company so buy it for your first place or use it as an excellent revenue property. Condo fee's are low 400's per month. Assigned parking stall (#4) in the back of the building. pets are welcomed with restrictions (see realtor for details). Hardly any units under \$170,000 in the NW for sale so please don't delay on this once in a life-time opportunity. Call your realtor for a showing. Seller/owner of this unit is a licensed realtor. (id:6769)

Storage 5.33 Ft x 6.17 Ft

Primary Bedroom 11.67 Ft x 8.75 Ft

4pc Bathroom 5.33 Ft x 7.50 Ft

Dining room 7.33 Ft x 10.08 Ft

Living room 12.42 Ft x 10.08 Ft

Kitchen 6.75 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:
REAL ESTATE PROFESSIONALS
INC.

<http://www.urquhartrealestate.ca/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca