



## 4512 75 Street Calgary Alberta

\$164,900

INVESTORS OR 1ST TIME BUYER'S ALERT!! This 1 bedroom TOP LEVEL unit (NO ONE ABOVE YOU) is very well kept and has been meticulously maintained by the owner and tenant. Stunning views at the entrance of the building of the 1988 winter Olympic site and present ski hill. All utilities are included in condo fee except phone, internet, electricity. Vacant Possession on November 4th, 2024. Rental amounts are excellent in the building. West facing of a 3-floor complex. Coin laundry on the same floor. Laminate flooring throughout the unit. 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 condo management company, excellent revenue property. Condo fee's are reasonable. Assigned parking stall but lots of street parking that does not have parking restrictions. Small/Medium pet is welcomed with condo board approval. Hardly any units under \$200,000 in the NW/SW for sale so please don't delay on this once in a life-time opportunity. Call your realtor for a showing. (id:6769)

Kitchen 7.67 Ft x 6.75 Ft

Dining room 7.33 Ft x 10.08 Ft

Living room 10.08 Ft x 12.42 Ft

Primary Bedroom 11.67 Ft x 8.75 Ft

Storage 5.33 Ft x 6.17 Ft

4pc Bathroom 7.50 Ft x 7.50 Ft

Listing Presented By:



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