



## 4512 75 Street Calgary Alberta

\$149,900

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! (id:6769)

4pc Bathroom 5.83 Ft x 7.42 Ft

Bedroom 11.83 Ft x 8.67 Ft

Dining room 8.17 Ft x 8.17 Ft

Kitchen 5.92 Ft x 9.42 Ft

Living room 11.83 Ft x 10.42 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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