



## 4608 75 Street Calgary Alberta

\$349,900

Very Nice 3 Bedroom Townhouse Located in fabulous Bowness! This Condo complex has only 6 units. It is self-managed with very low Condo fees (\$225.00/mth) The main floor has an Open Concept and has had many upgrades: Newer Kitchen Cabinets and Counter tops, Newer SS Appliances, Newer Vinyl Planking throughout. Furnace is a Newer High Efficiency, Hot water tank is Electric. The living room has a wood burning fireplace and newer patio door to a private Courtyard. Upstairs there is a Large Primary Bedroom plus 2 additional good size bedrooms, and a recently updated 4 piece bath, the laundry is conveniently located on the second floor. Plenty of storage in the main floor storage room. Parking stall is just outside the door with a plug for winter. Recent improvements to the building include: Newer roof, windows, Gutters, Paved parking area. The building has been well kept. The location is Great, just minutes to walking paths, Off leash area, Shopping and Transit are close by. Bowness high school is nearby. This is a Great Opportunity to move into a very affordable home in a GREAT Location call your favorite Realtor today. (id:6769)

4pc Bathroom Measurements not available

Primary Bedroom 15.08 Ft x 9.92 Ft

Bedroom 12.42 Ft x 8.42 Ft

Bedroom 12.42 Ft x 7.58 Ft

2pc Bathroom Measurements not available

Living room 16.33 Ft x 10.75 Ft

Kitchen 9.83 Ft x 9.17 Ft

Dining room 13.25 Ft x 8.08 Ft

Listing Presented By:



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First Place Realty

<http://lionelsale.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)