



## 4619 73 Street Calgary Alberta

\$157,500

WELCOME to this IMMACULATE 496.95 sq ft WEST FACING APARTMENT that has a 7'2" X 4'9" BALCONY on the 2nd Floor in the COMMUNITY of BOWNESS!!! This UPGRADED HOME has the 4 pc BATHROOM w/WHITE CABINETS, NEUTRAL COLOURS incl/TILE, SHOWER HEAD, + TILED Floor which is off the FOYER. The PRIMARY BEDROOM is SPACIOUS, has Laminate Flooring, + NATURAL LIGHT coming in. There is the 5'4" X 3'8" IN-SUITE LAUNDRY ROOM incl/SS STACKED WASHER/DRYER w/ROOM for a Shelving Unit which is CONVENIENT. The 12'9" X 10'11" LIVING ROOM is GREAT for ENTERTAINING or putting your feet up after a long day. The 7'8" x 7'3" DINING ROOM is right beside it that holds FAMILY/FRIENDS coming over to visit around the table. It also leads to the BALCONY. This whole area has Laminate Flooring, it also has SO MUCH LIGHT coming from the Patio Door, + Window. The 7'3" x 5'11" KITCHEN has BEAUTIFUL MAPLE CABINETS w/STORAGE, STYLISH TILE BACKSPLASH, SS/BLACK APPLIANCES COMBO, + TILED Flooring. There is an ASSIGNED PARKING STALL #204. It is a COZY HOME is a 10 minute WALK to BOW RIVER PATHWAY w/SEVERAL TRAILS. It is close proximity to CANADA OLYMPIC PARK, not far from the U OF C, + FOOTHILLS HOSPITAL. This WELL-MAINTAINED Building that is across the street from the BOWNESS COMMUNITY CENTRE that hosts many PROGRAMS/EVENTS for this Community. BOWNESS involves NEIGHBOURS to connect through ACTIVITIES, EVENTS, + RECREATION OPPORTUNITIES ranging from YOUTH w/INDOOR SOCCER/ART PROGRAMS/PUBLIC SKATE to SENIORS PROGRAMS incl/Stitchers Club/Coffee Club, HOLIDAY CRAFT FAIR, COMMUNITY GARDEN to so much more!!! Let's not forget to mention that this Community has it's very own 74 ACRES of BOWNESS PARK!!! If you haven't been to this AMAZING 4 SEASON, OUTDOOR Piece of HEAVEN; then go today. It has BOW RIVER ACCESS, Park, Playground, Wading Pool, Lagoon, Tea House, Boat Rentals, + Train Ride. There are plenty of Picnic Site...

Living room 12.75 Ft x 10.92 Ft

Kitchen 7.25 Ft x 5.92 Ft

Dining room 7.67 Ft x 7.25 Ft

Primary Bedroom 11.33 Ft x 9.08 Ft

Foyer 5.17 Ft x 3.33 Ft

Laundry room 5.33 Ft x 3.67 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Other 7.17 Ft x 4.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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