



## 4312 75 Street Calgary Alberta

\$274,900

Discover this beautiful bi-level row/townhouse, fully finished with over 900 square feet of living space, featuring 2 bedrooms and 1.5 baths, with an abundance of recent upgrades. The main level boasts a spacious living area, complete with sliding glass doors leading to a rebuilt deck and private yard. The corner kitchen comes equipped with brand-new appliances, while the cozy breakfast nook is bathed in natural light. Fresh paint, new fixtures, and an upgraded half bath with a new toilet and faucet further elevate the main floor. Downstairs, the lower level offers two comfortable bedrooms with brand-new carpeting, ample storage space, and a laundry/mechanical room with recently purchased washer and dryer. The 4-piece bathroom has been refreshed with a new faucet, toilet, and reglazed bathtub. Located in a prime area with low condo fees, remediated electrical with 10 year warranty with safety certificate, and numerous recent updates. This home is close to transit, shopping, Schools, and a 6 minute drive or 30 walk to Bowness Park. Don't miss out on this incredible opportunity--schedule your private showing today! (id:6769)

Primary Bedroom 14.25 Ft x 9.00 Ft

Bedroom 10.50 Ft x 7.58 Ft

4pc Bathroom 6.92 Ft x 4.92 Ft

Furnace 7.58 Ft x 5.58 Ft

Storage 7.58 Ft x 6.33 Ft

Kitchen 10.67 Ft x 7.67 Ft

Living room 14.25 Ft x 12.00 Ft

Dining room 8.00 Ft x 7.83 Ft

2pc Bathroom 6.58 Ft x 3.00 Ft

Foyer 6.25 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.scottsellssyc.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca