



THE
A-TEAM

**RE/MAX
FIRST**

4636 73 Street #3, Calgary T3B 2M4

MLS®#: **A2162665**

Area: **Bowness**

Listing Date: **09/04/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 24-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1970

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

559

Low Sqft:

Ttl Sqft:

559

DOM

79

Layout

Beds:

2 (2)

Baths:

1.5 (1 1)

Style:

Bi-Level

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape
Off Street,Stall**

Utilities and Features

Roof: **Membrane**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**

Int Feat: **Primary Downstairs,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`3" x 10`11"
Dining Room	Main	8`4" x 9`1"
Bedroom - Primary	Basement	13`0" x 10`11"
4pc Bathroom	Basement	5`5" x 7`7"

Room	Level	Dimensions
Kitchen	Main	11`1" x 9`1"
2pc Bathroom	Main	5`10" x 6`4"
Bedroom	Basement	12`11" x 9`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$300

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: **0012520**

Remarks

Pub Rmks: **Located around the corner to Bowness High School and a short distance to shops/services and the Bowness Skate Park, this 2 bed, 1.5 bath bi-level unit is ideal for a smaller family or investment property. Stainless steel appliances (stove & range hood are brand new) elevate the original kitchen with dining area and large windows to allow natural light into the space. On the opposite side of the unit is a large living room with access to the balcony, laundry room/half bath and coat closet. The lower level features a split plan - each bedroom having its own walk-in closet separated by the 4pc main bathroom and mechanical room (hot water tank replaced 2024). This self-managed condo hosts six units, each with its own assigned parking stall with power off the alley and low condo fees. The roof was replaced in 2023.**

Inclusions: **N/A**
Property Listed By: **Diversified Management Southern**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





