



THE
A-TEAM

**RE/MAX
FIRST**

4312 75 Street #7, Calgary T3B 2M8

MLS® #: **A2175234** Area: **Bowness** Listing Date: **10/25/24** List Price: **\$279,800**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1971**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **503**
 Low Sqft:
 Ttl Sqft: **503**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street,Stall**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`8"	Dining Room	Main	7`7" x 8`5"
Kitchen	Main	6`6" x 10`6"	Living Room	Main	14`7" x 11`10"
4pc Bathroom	Lower	4`11" x 6`9"	Bedroom	Lower	7`7" x 10`3"
Bedroom - Primary	Lower	14`1" x 11`7"	Furnace/Utility Room	Lower	5`6" x 7`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$150

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 8111432

Remarks

Pub Rmks: **Welcome to Bowness! This amazing 2 bedroom + 2 bathroom bi-level townhouse features over 900 sq ft of developed living space and is located on an END UNIT in a quiet and friendly complex. Consisting of 7 units, the complex is self-managed with extremely low condo fees! The SW exposure provides an abundance of natural light as well as a beautiful backyard space that you can make your own. This home is located close to countless amenities and all levels of schools. Hot water tank was replaced in 2019 and the unit has been freshly painted. Whether you are investing or looking for an affordable opportunity to get into the market, this property has loads of potential and is truly a hidden gem!**

Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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





