



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4503 75 Street #6, Calgary T3B 2M7**

MLS®#: **A2180391**

Area: **Bowness**

Listing **11/21/24**

List Price: **\$323,900**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 19-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1972**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **505**  
Low Sqft:  
Ttl Sqft: **505**

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Close to Clubhouse,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Flat**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                  | Level        | Dimensions           |
|-----------------------|--------------|----------------------|
| <b>Living Room</b>    | <b>Main</b>  | <b>11`0" x 17`4"</b> |
| <b>Dining Room</b>    | <b>Main</b>  | <b>8`11" x 7`7"</b>  |
| <b>Bedroom</b>        | <b>Lower</b> | <b>11`2" x 8`11"</b> |
| <b>4pc Bathroom</b>   | <b>Lower</b> | <b>5`2" x 8`3"</b>   |
| <b>Walk-In Closet</b> | <b>Lower</b> | <b>4`5" x 5`3"</b>   |

| Room                     | Level        | Dimensions            |
|--------------------------|--------------|-----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>3`9" x 5`0"</b>    |
| <b>Kitchen</b>           | <b>Main</b>  | <b>9`8" x 8`10"</b>   |
| <b>Walk-In Closet</b>    | <b>Lower</b> | <b>5`3" x 3`11"</b>   |
| <b>Bedroom - Primary</b> | <b>Lower</b> | <b>11`2" x 10`11"</b> |
| <b>Laundry</b>           | <b>Lower</b> | <b>9`6" x 5`3"</b>    |

Legal/Tax/Financial

Condo Fee:  
**\$310**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0512444**

Remarks

Pub Rmks: **This is an amazing opportunity to own a fully renovated townhouse in the bustling community of Bowness. This is a 2 bedroom townhouse in a great location and with a low condo fee. This beautifully renovated house with a spectacular kitchen, a dining area and a living room that opens unto a balcony welcomes you as you open the door. On this level is a 2 piece bathroom for your guests and a huge pantry for storage. The kitchen layout is open with even more storage. In the lower lever, you have 2 good size bedrooms with each having it's own walk in closet. The basement also houses the laundry room and a full 4 piece bathroom. Plenty of storage on both floors. This property is close to shopping, the new Real Canadian Superstore is less than 5mins away, all levels of schools, skate park, playground, community center, out door swimming pool, Bowness park and lots more. You really can't find a better location.**

Inclusions:  
Property Listed By: **None**  
**CIR Realty**

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



















