

**101, 4512 75 Street NW**  
**Calgary, Alberta**

**MLS # A2250655**



**\$128,880**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	489 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

This is your golden ticket to homeownership in the vibrant heart of Bowness! Step into this beautifully refreshed 1-bedroom suite featuring sleek LVP flooring, a spacious kitchen, and a sun-drenched living room that practically glows with natural light. Massive southwest-facing windows frame a picturesque, tree-lined street—your daily dose of serenity and sunshine. Whether you're sipping coffee or hosting friends, this space feels like home. And the location? Unbeatable. You're surrounded by trendy eateries, cozy cafés, local shops, and one of Calgary's most beloved parks. Plus, with quick access to the mountains, adventure is always just around the corner.