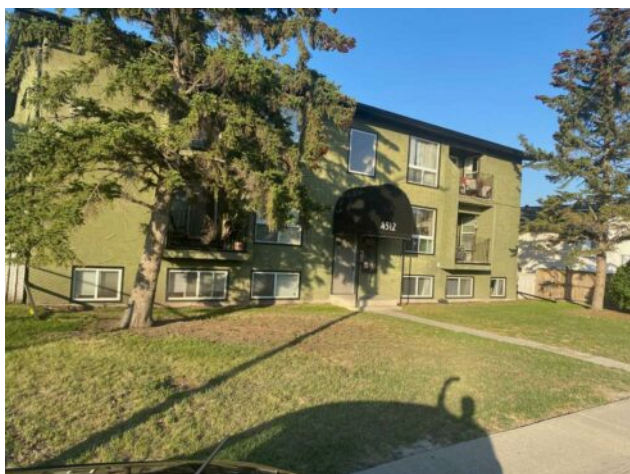


303, 4512 75 Street NW
Calgary, Alberta

MLS # A2161792



\$174,900

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	491 sq.ft.	Age:	1979 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt/Gravel, Flat	Condo Fee:	\$ 436
Basement:	See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: curtains in living room

INVESTORS OR 1ST TIME BUYER'S ALERT!! This 1 bedroom TOP LEVEL unit (NO ONE ABOVE YOU) is very well kept and has been meticulously maintained by the owner and tenant. Stunning views at the entrance of the building of the 1988 winter Olympic site and present ski hill. All utilities are included in condo fee except phone, internet, electricity. Possession of this unit is only possible on November 1st, 2024 OR assuming the tenant with their month-to-month lease prior to this date above. Rental amounts are excellent in the building. West facing of a 3-floor complex. Coin laundry on the same floor. Unit has hookups i for in-suite laundry (110V). Laminate flooring throughout the unit. 3 minute walk to a major bus route downtown, 10 minute drive to the university, 3 minute drive to Bowness Park for picnics, walking in the bow river or skating on the lagoon in the wintertime. Excellent condo management company, excellent revenue property. Condo fee's are reasonable. Assigned parking stall but lots of street parking that does not have parking restrictions. Small/Medium pet is welcomed with condo board approval. Hardly any units under \$200,000 in the NW/SW for sale so please don't delay on this once in a life-time opportunity. Call your realtor for a showing.