

6, 4312 75 Street NW
Calgary, Alberta

MLS # A2163527



\$274,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	480 sq.ft.	Age:	1971 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Refrigerator, Washer, Dryer, Ceiling Fan, All Window Coverings, Built-In Dishwasher, Microwave, Hood Fan, Electric Range

Discover this beautiful bi-level row/townhouse, fully finished with over 900 square feet of living space, featuring 2 bedrooms and 1.5 baths, with an abundance of recent upgrades. The main level boasts a spacious living area, complete with sliding glass doors leading to a rebuilt deck and private yard. The corner kitchen comes equipped with brand-new appliances, while the cozy breakfast nook is bathed in natural light. Fresh paint, new fixtures, and an upgraded half bath with a new toilet and faucet further elevate the main floor. Downstairs, the lower level offers two comfortable bedrooms with brand-new carpeting, ample storage space, and a laundry/mechanical room with recently purchased washer and dryer. The 4-piece bathroom has been refreshed with a new faucet, toilet, and reglazed bathtub. Located in a prime area with low condo fees, remediated electrical with 10 year warranty with safety certificate, and numerous recent updates. This home is close to transit, shopping, Schools, and a 6 minute drive or 30 walk to Bowness Park. Don't miss out on this incredible opportunity—schedule your private showing today!