7, 4312 75 Street NW
Calgary, Alberta

MLS # A2175234

$279,800

Division:	Bowness
Type:	Residential/Five Plus
Style:	Bi-Level
Size:	503 sq.ft.
Age:	1971 (53 yrs old)
Beds:	2
Baths:	1 full / 1 half
Garage:	Off Street, Stall
Lot Size:	-
Lot Feat:	Back Lane, Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	**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: N/A

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!