

# \$170,000 - 1, 4328 75 Street Nw, Calgary

MLS® #A2244613

**\$170,000**

1 Bedroom, 1.00 Bathroom, 476 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to your new home in the heart of Bowness! This charming ground-floor unit is perfect for first-time buyers, downsizers, or investors seeking a turnkey property in a vibrant community. Step inside to discover a bright and inviting space with durable laminate flooring that flows throughout the open concept living area. The well-designed layout maximizes every square foot, creating a comfortable and functional home. Large sliding glass doors open onto a private balcony, which provides direct access to a semi-private, shared yard, a rare and wonderful feature for a condo. The unit features a spacious bedroom and a full bathroom. Your assigned parking stall is conveniently close. This fantastic location puts you steps away from public transit and a short drive from Bowness Park, the University of Calgary, and Canada Olympic Park. Enjoy quick access to the mountains for skiing or hiking or explore all the services and amenities Bowness has to offer.

Built in 1977

## Essential Information

MLS® #	A2244613
Price	\$170,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	476



Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1, 4328 75 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	2

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	M-C1

### Listing Details

Listing Office	eXp Realty
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