

**103, 4327 75 Street NW  
Calgary, Alberta**

**MLS # A2215149**



**\$269,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	460 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Plug-In, Rear Drive, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Primary Downstairs, Separate Entrance, Tile Counters, Vinyl Windows		

**Inclusions:** N/A

This spacious 2 bedroom multi-level condo is more like a townhouse than an apartment with it's own private entrance and spacious deck on the back overlooking Queen Elizabeth Park containing playground and skate park with great views of Canada Olympic Park. Offers 962 square feet of practical living space. Main level features the living room, dining room and kitchen, with 2 large bedrooms, stylish full bath and laundry in the basement where it's cooler for sleeping and conveniently separated from the living area. This building is only 23 years old and roof was replaced in 2022. The main floor features luxury vinyl plank flooring in the living room and dining room which are on the back of the home with great views and direct access out to the deck and paved parking lot with no need to come through the front building entrance. The kitchen has a breakfast bar counter overlooking the dining room as well as a spacious pantry. Convenient in suite laundry with recently replaced washer and dryer. The 2 bedrooms are both very spacious with good closet space as well. This is a terrific location in the rapidly re-developing and trendy Bowness neighborhood only 1/2 block to Bowness high school as well as walking distance to Bowcroft elementary school and the well known Bowness Park and river pathway system. Excellent access to NW Calgary amenities like University of Calgary, Foothills Hospital, Children's Hospital, Market Mall, Nose Hill Park, and easy access out west to Banff and Kananaskis via highway #1. Book your private showing today.