

D, 4511 75 Street NW

Calgary, Alberta

MLS # A2224459



\$269,900

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 311
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		
Inclusions:	N/A		

Nestled in a vibrant community, this charming 2-bedroom townhome offers a blend of modern comfort and convenience. The main level welcomes you with a sunlit living room featuring sliding doors to a private balcony, perfect for indoor-outdoor relaxation. Adjacent lies a functional kitchen equipped with abundant cabinetry and sleek countertops, seamlessly connected to a dedicated dining area ideal for gatherings. Practicality shines with an in-suite laundry room featuring additional storage space, ensuring clutter-free living. Descending to the lower level reveals two generously sized bedrooms complemented by a pristine 4-piece bathroom, creating a serene retreat. Two dedicated parking stalls sit conveniently at the unit’s entrance. Strategically positioned near schools, a skate(Winter Olympic) park, shopping mall, and community center, this home places daily essentials within easy reach. Bowness Park, just steps away, provides tranquil green spaces for leisurely strolls. With swift highway access enhancing commuter ease. Newer upgraded: High efficiency furnace, new fence, new paved parking lot, most vinyl windows, new kitchen, new vinyl floor, some new lighting. This property presents an exceptional opportunity for first-time homeowners seeking both affordability and lifestyle appeal. Directions: