

**101, 4512 75 Street NW
Calgary, Alberta**

MLS # A2250655



\$128,880

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 489 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|----------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 445 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home | | |

Inclusions: N/A

This is your golden ticket to homeownership in the vibrant heart of Bowness! Step into this beautifully refreshed 1-bedroom suite featuring sleek LVP flooring, a spacious kitchen, and a sun-drenched living room that practically glows with natural light. Massive southwest-facing windows frame a picturesque, tree-lined street—your daily dose of serenity and sunshine. Whether you're sipping coffee or hosting friends, this space feels like home. And the location? Unbeatable. You're surrounded by trendy eateries, cozy cafés, local shops, and one of Calgary's most beloved parks. Plus, with quick access to the mountains, adventure is always just around the corner. Prospective buyers should be aware that the condo board is currently voting on a special assessment to fund several critical building upgrades, including repairs to balconies, replacement of the roof, and improvements to both the boiler and air exchange systems. These enhancements are designed to significantly improve the safety, efficiency, and long-term value of the property. While the original proposal aimed to collect \$18,000 per unit, many owners have expressed concerns, and alternative funding options are being considered. If approved, monthly condo fees could rise to approximately \$562.47. In anticipation of this, the unit has been priced below recent comparable sales to transparently reflect the potential financial commitment and offer buyers exceptional value. Purchasing now means stepping into a community that is actively investing in its infrastructure, which can lead to reduced maintenance costs and increased resale value over time.