

**102, 4619 73 Street NW  
Calgary, Alberta**

**MLS # A2273890**



**\$160,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	498 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 593
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

More photos will be added once the tenant vacates on January 1. Nestled in the vibrant community of Bowness, just steps from Bowness High School and moments from Bowness Road, Highway 1 and Stoney Trail. This bright, spacious main-floor corner unit delivers unbeatable convenience and comfort. Offering one bedroom and a four-piece bathroom, it features low condo fees, making it an affordable and appealing option. The unit has been tastefully updated with modern finishes, including new flooring and a washer/dryer combo. With its smart layout, assigned parking and prime location, it's an excellent choice for anyone looking to stop renting and enjoy homeownership. Alternatively, its desirable features and location also make it a fantastic investment opportunity, offering strong potential as a revenue-generating property. Come take a look!