

# \$144,900 - 301, 4512 75 Street Nw, Calgary

MLS® #A2257618

**\$144,900**

1 Bedroom, 1.00 Bathroom, 475 sqft

Residential on 0.00 Acres

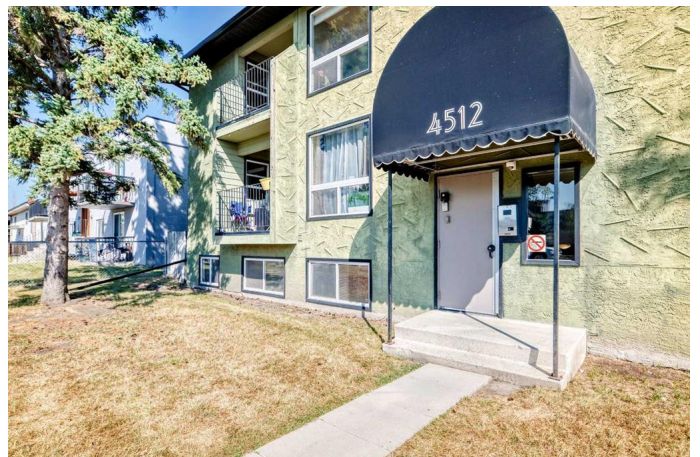
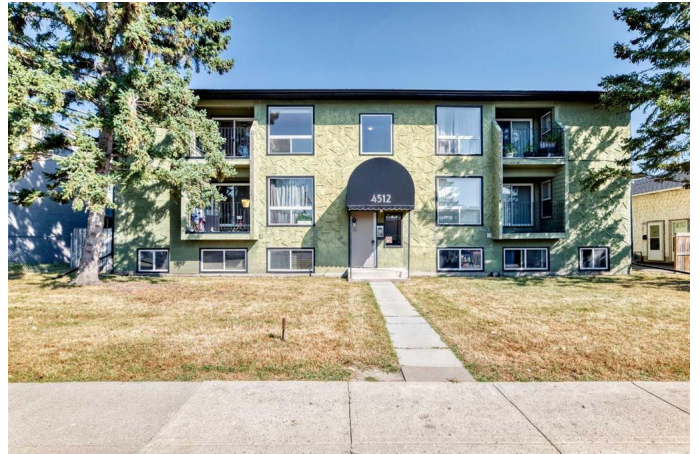
Bowness, Calgary, Alberta

Sun-Filled Top Floor Gem with South-Facing Balcony. Step into this bright and inviting top-floor condo, where sunlight pours in through the large south-facing windows. Start your mornings with coffee on your private balcony, surrounded by treetop views and bathed in sunshine. The floor plan features a spacious living room, a modern kitchen with plenty of cabinetry, and a cozy dining nook with direct balcony access. The generously sized bedroom offers both comfort and storage with a murphy bed and a walk-in closet. A 4-piece bathroom, in-suite mini washer, and plug-in parking stall add to the convenience. Located in the heart of Bowness, you're surrounded by shopping, schools, and the beautiful parks, which are perfect for weekend strolls, rafting on the Bow River, or simply unwinding in nature. With quick access to the mountains, you'll have adventure at your doorstep while still enjoying the ease of city living. Whether you're looking for a dream home or you're an investor, this home is the perfect opportunity!

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257618  |
| Price     | \$144,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 475               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 301, 4512 75 Street Nw |
| Subdivision | Bowness                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 2M9                |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | Coin Laundry      |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Fireplace(s), Baseboard                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Electric                                                     |
| # of Stories      | 3                                                            |

### **Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Roof              | Asphalt Shingle     |
| Construction      | Wood Frame          |
| Foundation        | Poured Concrete     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 32                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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