

# \$170,000 - 1, 4328 75 Street Nw, Calgary

MLS® #A2244613

**\$170,000**

1 Bedroom, 1.00 Bathroom, 476 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to your new home in the heart of Bowness! This charming ground-floor unit is perfect for first-time buyers, downsizers, or investors seeking a turnkey property in a vibrant community. Step inside to discover a bright and inviting space with durable laminate flooring that flows throughout the open concept living area. The well-designed layout maximizes every square foot, creating a comfortable and functional home. Large sliding glass doors open onto a private balcony, which provides direct access to a semi-private, shared yard, a rare and wonderful feature for a condo. The unit features a spacious bedroom and a full bathroom. Your assigned parking stall is conveniently close. This fantastic location puts you steps away from public transit and a short drive from Bowness Park, the University of Calgary, and Canada Olympic Park. Enjoy quick access to the mountains for skiing or hiking or explore all the services and amenities Bowness has to offer.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244613  |
| Price          | \$170,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 476       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1977              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 4328 75 Street Nw |
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 2M8              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                              |
| Cooling           | None                                                                   |
| # of Stories      | 2                                                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 4               |
| Zoning         | M-C1            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.