

\$157,500 - 204, 4619 73 Street Nw, Calgary

MLS® #A2090054

\$157,500

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

WELCOME to this IMMACULATE 496.95 sq ft WEST FACING APARTMENT that has a 7'2" X 4'9" BALCONY on the 2nd Floor in the COMMUNITY of BOWNESS!!!

This UPGRADED HOME has the 4 pc BATHROOM w/WHITE CABINETRY, NEUTRAL COLOURS incl/TILE, SHOWER HEAD, + TILED Floor which is off the FOYER. The PRIMARY BEDROOM is SPACIOUS, has Laminate Flooring, + NATURAL LIGHT coming in. There is the 5'4" X 3'8" IN-SUITE LAUNDRY ROOM incl/SS STACKED WASHER/DRYER w/ROOM for a Shelving Unit which is CONVENIENT. The 12'9" X 10'11" LIVING ROOM is GREAT for ENTERTAINING or putting your feet up after a long day. The 7'8" x 7'3" DINING ROOM is right beside it that holds FAMILY/FRIENDS coming over to visit around the table. It also leads to the BALCONY. This whole area has Laminate Flooring, it also has SO MUCH LIGHT coming from the Patio Door, + Window. The 7'3" x 5'11" KITCHEN has BEAUTIFUL MAPLE CABINETRY w/STORAGE, STYLISH TILE BACKSPLASH, SS/BLACK APPLIANCES COMBO, + TILED Flooring. There is an ASSIGNED PARKING STALL #204. It is a COZY HOME is a 10 minute WALK to BOW RIVER PATHWAY w/SEVERAL TRAILS. It is close proximity to CANADA OLYMPIC PARK, not far from the U OF C, + FOOTHILLS HOSPITAL. This WELL-MAINTAINED Building



that is across the street from the BOWNESS COMMUNITY CENTRE that hosts many PROGRAMS/EVENTS for this Community. BOWNESS involves NEIGHBOURS to connect through ACTIVITIES, EVENTS, + RECREATION OPPORTUNITIES ranging from YOUTH w/INDOOR SOCCER/ART PROGRAMS/PUBLIC SKATE to SENIORS PROGRAMS incl/Stitchers Club/Coffee Club, HOLIDAY CRAFT FAIR, COMMUNITY GARDEN to so much more!!! Letâ€™s not forget to mention that this Community has itâ€™s very own 74 ACRES of BOWNESS PARK!!! If you havenâ€™t been to this AMAZING 4 SEASON, OUTDOOR Piece of HEAVEN; then go today. It has BOW RIVER ACCESS, Park, Playground, Wading Pool, Lagoon, Tea House, Boat Rentals, + Train Ride. There are plenty of Picnic Sites, + Shelters, Fire Pits, BBQ Stands, Washrooms, + Pathways (incl/LOOPS). This is a WONDERFUL COMMUNITY accessible by Transit, easy access off Bowness Road, + close to many Schools, Shopping, + Restaurants. BOOK your showing TODAY!!!

Built in 1980

Essential Information

MLS® #	A2090054
Price	\$157,500
Sold Price	\$159,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	497
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment

Status	Sold
--------	------

Community Information

Address	204, 4619 73 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M3

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Outside, Stall

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 9th, 2023
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.