

\$142,900 - 105, 4512 75 Street Nw, Calgary

MLS® #A2105310

\$142,900

1 Bedroom, 1.00 Bathroom, 506 sqft

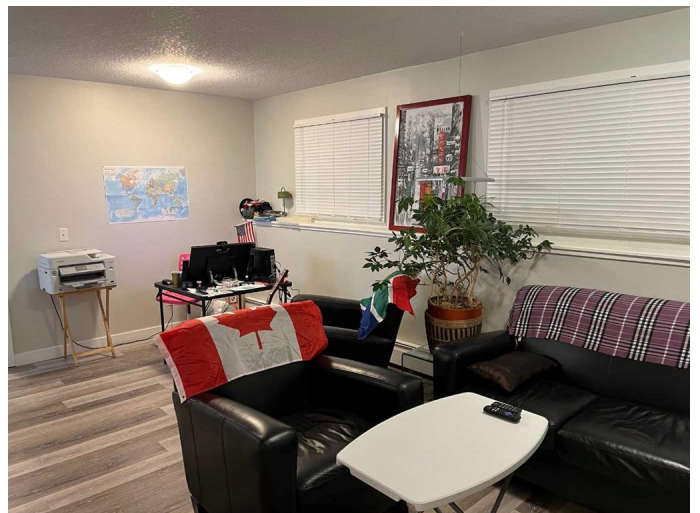
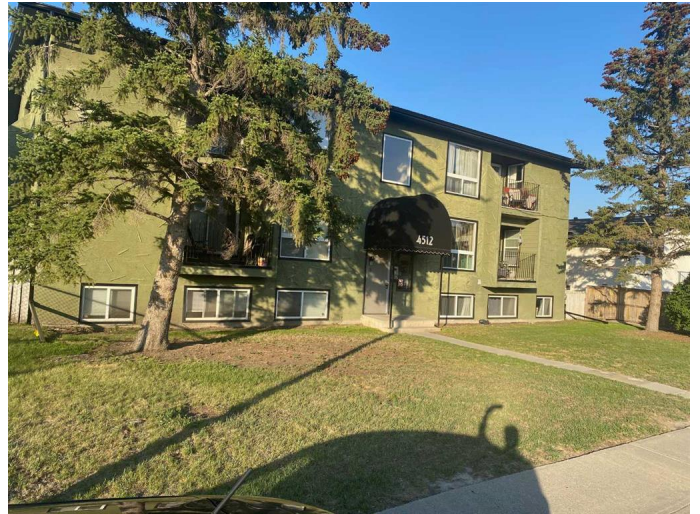
Residential on 0.00 Acres

Bowness, Calgary, Alberta

This 1 bedroom LOWER LEVEL unit is very well kept and has been meticulously maintained by the owner and tenant. Stunning views from the front of the building of the 1988 winter Olympic site and present ski hill. All utilities are included in condo fee except phone & internet (water, gas, sewer, electricity). Possession of this unit is only possible with the assumption of the present lease. Rental amounts are excellent in the building so please inquire with the listing relator. South facing of a 3-floor complex. Coin laundry on the same floor. Laminate flooring throughout the unit. 3 minute walk to a major bus route downtown, 10 minute drive to the university, 3 minute drive to Bowness Park for picnics, walking in the bow river or skating on the lagoon in the wintertime. Excellent condo management company. Excellent revenue property. Property Management company can be assumed for the remainder of the lease (optional). Condo fee's are reasonable. No Assigned parking stall but lots of street parking that does not have parking restrictions. Small/Medium pet is welcomed with condo board approval. Hardly any units under \$170,000 in the NW for sale so please don't delay on this once in a life-time opportunity. Call your realtor for a showing. Seller/owner of this unit is a licensed realtor.

Built in 1979

Essential Information



MLS® #	A2105310
Price	\$142,900
Sold Price	\$142,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	506
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	105, 4512 75 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M9

Amenities

Amenities	Laundry, Snow Removal
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Electric Stove, Refrigerator
Heating	Boiler, Hot Water
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Asphalt/Gravel, Flat
Construction	Stucco, Wood Frame

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 27th, 2024
Days on Market	54
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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