

\$350,000 - 2, 4618 77 Street Nw, Calgary

MLS® #A2145684

\$350,000

4 Bedroom, 3.00 Bathroom, 1,077 sqft
Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to your dream home! This charming 2-storey condo unit in a 4-plex offers the perfect blend of comfort, convenience, and style, making it ideal for young families, young professionals, or post-graduate students at the University of Calgary. Step inside to discover a sparkling clean, spacious main floor featuring gleaming high quality laminate flooring, a generous living room filled with bright natural light, and an eat-in kitchen that opens to a large balcony/front porch – perfect for morning coffees or evening relaxation. The main floor also has a powder room with washer and dryer. The upper level boasts a good-sized primary bedroom, a second spacious bedroom, and a well-appointed 4-piece main bathroom with bathtub, providing ample space for rest and relaxation. The fully finished basement, with private access, two more bedrooms and its own 3-piece bathroom adds to the versatility of this unit, offering extra living space or room for house guests. Modern amenities include newer appliances, a washer/dryer, and a refrigerator all three with transferable warranties, ensuring a hassle-free lifestyle. Practical features like a parking pad right behind the unit add to the convenience. The building itself is set for upgrades, with new windows and balcony renovations all covered by the reserve fund, promising an even brighter future for this home. Location is everything, and this condo excels in that department. Perfectly situated within walking distance to the picturesque river pathways and



public transit, you'll find it easy to enjoy the great outdoors and navigate the city. A short stroll or bike ride brings you to Bowness Park. The University of Calgary is just a 15 minutes drive away. Downtown Calgary is a mere 20-minute drive or a direct transit connection with bus lines 1 and express bus 305, making commuting a breeze. The favorite part about living here is the tranquility of the building and the ability to walk or bike to the nearby river walkways and bikeways. This quiet, friendly community is close to a variety of shops, restaurants, and other amenities including Calgary Farmer's Market West and Superstore -5 min. drive or 10 min. bike ride each-, ensuring you have everything you need right at your doorstep. Don't miss out on this exceptional opportunity to own a beautiful home in a prime location. Schedule a viewing today and make this condo your own!

Built in 1997

Essential Information

MLS® #	A2145684
Price	\$350,000
Sold Price	\$380,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,077
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2, 4618 77 Street Nw
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Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2N7

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 8th, 2024
Days on Market	4
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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