

# \$274,900 - 6, 4312 75 Street Nw, Calgary

MLS® #A2163527

**\$274,900**

2 Bedroom, 2.00 Bathroom, 480 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

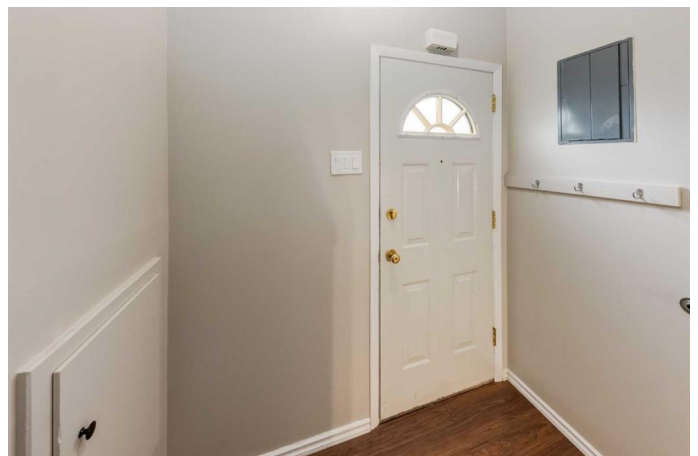
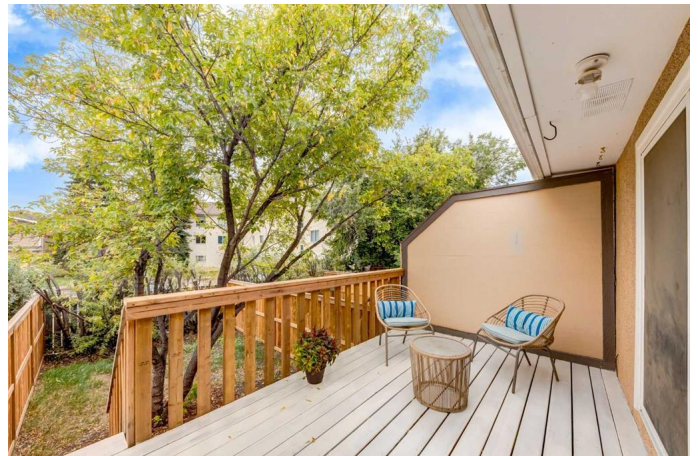
Discover this beautiful bi-level row/townhouse, fully finished with over 900 square feet of living space, featuring 2 bedrooms and 1.5 baths, with an abundance of recent upgrades. The main level boasts a spacious living area, complete with sliding glass doors leading to a rebuilt deck and private yard. The corner kitchen comes equipped with brand-new appliances, while the cozy breakfast nook is bathed in natural light. Fresh paint, new fixtures, and an upgraded half bath with a new toilet and faucet further elevate the main floor. Downstairs, the lower level offers two comfortable bedrooms with brand-new carpeting, ample storage space, and a laundry/mechanical room with recently purchased washer and dryer. The 4-piece bathroom has been refreshed with a new faucet, toilet, and reglazed bathtub. Located in a prime area with low condo fees, remediated electrical with 10 year warranty with safety certificate, and numerous recent updates. This home is close to transit, shopping, Schools, and a 6 minute drive or 30 walk to Bowness Park. Don't miss out on this incredible opportunity—schedule your private showing today!

Built in 1971

## Essential Information

MLS® # A2163527

Price \$274,900



Sold Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	480
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

### Community Information

Address	6, 4312 75 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 18th, 2024
Date Sold	October 10th, 2024
Days on Market	22
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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