

\$128,880 - 101, 4512 75 Street Nw, Calgary

MLS® #A2250655

\$128,880

1 Bedroom, 1.00 Bathroom, 489 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

This is your golden ticket to homeownership in the vibrant heart of Bowness! Step into this beautifully refreshed 1-bedroom suite featuring sleek LVP flooring, a spacious kitchen, and a sun-drenched living room that practically glows with natural light. Massive southwest-facing windows frame a picturesque, tree-lined street—your daily dose of serenity and sunshine. Whether you're sipping coffee or hosting friends, this space feels like home. And the location? Unbeatable. You're surrounded by trendy eateries, cozy caf  s, local shops, and one of Calgary's most beloved parks. Plus, with quick access to the mountains, adventure is always just around the corner. Prospective buyers should be aware that the condo board is currently voting on a special assessment to fund several critical building upgrades, including repairs to balconies, replacement of the roof, and improvements to both the boiler and air exchange systems. These enhancements are designed to significantly improve the safety, efficiency, and long-term value of the property. While the original proposal aimed to collect \$18,000 per unit, many owners have expressed concerns, and alternative funding options are being considered. If approved, monthly condo fees could rise to approximately \$562.47. In anticipation of this, the unit has been priced below recent comparable sales to transparently reflect the potential financial commitment and offer buyers exceptional value. Purchasing now



means stepping into a community that is actively investing in its infrastructure, which can lead to reduced maintenance costs and increased resale value over time.

Built in 1978

Essential Information

MLS® #	A2250655
Price	\$128,880
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	489
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 4512 75 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M9

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home
Appliances	Range Hood, Refrigerator, Stove(s)
Heating	Baseboard
Cooling	None

of Stories 2

Exterior

Exterior Features None
Lot Description Back Lane
Roof Asphalt
Construction Wood Frame

Additional Information

Date Listed August 21st, 2025
Days on Market 25
Zoning M-C1

Listing Details

Listing Office CIR Realty



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