

# \$269,500 - 3, 4636 73 Street Nw, Calgary

MLS® #A2199307

**\$269,500**

2 Bedroom, 2.00 Bathroom, 559 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Located just around the corner from Bowness High School and within walking distance to local shops, services, and the Bowness Skate Park, this inviting 2-bedroom, 1.5-bathroom bi-level condo offers over 1,100 Sq Ft of living space - the perfect blend of comfort and convenience for a small family or as an investment property. The well-appointed kitchen features stainless steel appliances and is complemented by a cozy dining area with large windows that let in ample natural light. On the opposite side of the unit, the spacious living room opens to a private balcony, ideal for relaxation. A conveniently located laundry room with half-bath and a coat closet complete this level. Downstairs, the layout is split with both bedrooms offering their own walk-in closets, separated by a full 4-piece bathroom and mechanical room (the hot water tank was replaced in 2024). This self-managed condo complex consists of only six units, each with its own assigned parking stall with power off the alley, dogs permitted, and with low condo fees. The roof was replaced in 2023 for added peace of mind. Don't miss out on this fantastic opportunity to own in one of Calgary's most desirable neighborhoods!

Built in 1970

## Essential Information

MLS® #                      A2199307

Price                        \$269,500



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	559
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	3, 4636 73 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Off Street

### Interior

Interior Features	Master Downstairs, Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	119
Zoning	M-C1

## Listing Details

Listing Office	Diversified Management Southern
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