

# \$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        | Off Street, Stall |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Storage, Master Downstairs                              |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Dryer, 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 | 104             |
| Zoning         | M-C1            |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Diversified Management Southern |
|----------------|---------------------------------|

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