



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4510 73 Street NW
Calgary, Alberta

MLS # A2346247

\$475,000

Division:	Bowness		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,615 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Assigned, Outside, Plug-In, Rear Drive, Shared Driveway, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-maintained, END-UNIT townhome in the desirable community of Bowness! The thoughtfully designed layout offers exceptional functionality for investors, families and young professionals alike. The open-concept main floor is flooded with natural light! A spacious living room, functional kitchen, dining area and 2-pc bathroom are on this level. There is also a back entrance leading directly to your 2 parking stalls - making parking and accessing your home very practical! On the 2nd floor there are 2 generously sized bedrooms, a full 4-pc bathroom and a convenient hallway laundry area. The top floor is your own private retreat! It features a massive bedroom with a walk-in closet, a 4-pc ensuite bath and a private WEST-FACING balcony offering stunning VIEWS of the Winsport ski hill and the surrounding neighbourhood - a perfect place to relax and unwind! The basement has over 400 sq ft of undeveloped space, 9' ceilings and is perfect for storage, a rec / play area or gym. Conveniently located within minutes of multiple schools (for different age groups), the breathtaking bow river with walking and biking paths, the beautiful Bowness park, the Calgary Farmer's market and other shops and restaurants. The University of Calgary, Alberta Children's hospital, Foothill's hospital and downtown Calgary are just a short drive away. Easy access west to the mountains! This self-managed complex is well cared for and a must see. Call to book your private showing today.