

\$229,800 - 5, 4527 73 Street Nw, Calgary

MLS® #A2246826

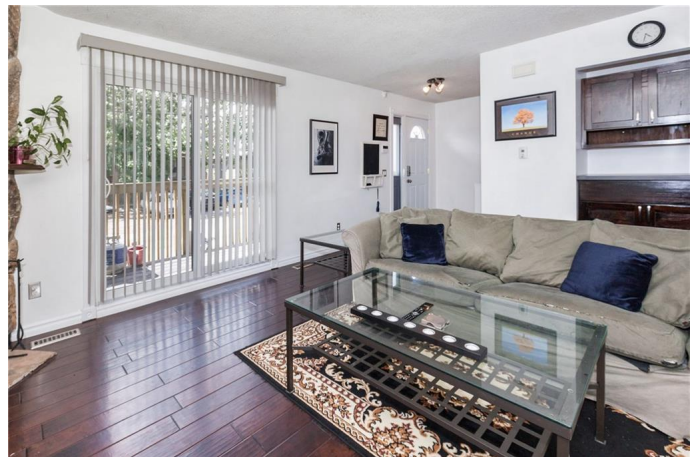
\$229,800

3 Bedroom, 2.00 Bathroom, 575 sqft

Residential on 0.43 Acres

Bowness, Calgary, Alberta

HOME SWEET HOME! INVESTOR ALERT!
Calling all savvy investors and home buyers!
Welcome to your charming corner unit, 3 bed, 1.5 bath townhouse located in trendy Bowness featuring 1191 spacious SQ.FT throughout! A private walkway leads you up to the bright, SW facing patio with room for outdoor seating & BBQ. Once inside you are greeted by the open concept living room/dining area. Living room features a gorgeous stone wall complete with cozy wood burning fireplace. The kitchen includes stunning tile backsplash & contemporary cabinetry. Just off the kitchen is the massive powder/laundry room complete with upgraded sink, new toilet & modern washer/dryer. Upstairs you will find the built-in bar area, ideal for entertaining. The lower level features 3 bedrooms, 4pc bath, furnace room & additional storage area. Each bedroom boasts upgraded lighting fixtures, new mirrored closet doors & large windows, allowing for plenty of natural light. The bathroom was updated a few years ago with a toilet, modern sink & upgraded shower head. Brand New Washer. Parking Stall right in front of the door! Excellent location close to all major amenities including schools, public transportation, bike/river paths, parks (Bowness Park), shopping and it provides you easy access to Downtown and University of Calgary. This is a great opportunity for first time home buyers and investors. Book your private viewing today! This complex is adult restricted 18+.



Built in 1976

Essential Information

MLS® #	A2246826
Price	\$229,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	575
Acres	0.43
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	5, 4527 73 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M3

Amenities

Amenities	Storage
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Bar, Low Flow Plumbing Fixtures
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	14
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.