

# \$237,500 - 302, 4327 75 Street Nw, Calgary

MLS® #A2253082

## \$237,500

2 Bedroom, 1.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to your bright + cheerful escape ideally located in the heart of Bowness! This stylish 2-bedroom, 1-bath well maintained condo is a true gem. The freshly painted open-concept living + dining space is filled with sunshine, features sleek laminate flooring and a roomy layout that's just as perfect for cozy nights in as it is for entertaining friends. The kitchen brings style and function together with granite countertops, loads of cabinet space, and classic black appliances. Both bedrooms are spacious with great closets—ideal for a first-time buyer, student, or savvy investor looking to add to their portfolio. Step onto your private balcony and soak up the views of Canada Olympic Park—your front-row seat to stunning sunsets and mountain vibes. As an added bonus: this pet-friendly, self-managed building has real community spirit (yes, neighbours actually know each other's names!) and offers 1 assigned parking stall as well as plenty of street parking for guests and in-suite laundry. Outside your door, you're steps from parks, the Bow River pathways, and Bowness Park—plus you're just a stroll away from the community centre, library, skate park, and the quirky shops + restaurants that make Bowness so beloved. With quick access to downtown or a spontaneous mountain getaway, this home delivers the best of both worlds: small-town warmth with big-city convenience. A fantastic opportunity to live, play, and invest in one of Calgary's most



character-packed neighbourhoods!

Built in 2002

### Essential Information

MLS® #	A2253082
Price	\$237,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	819
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 4327 75 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2M7

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

**Exterior**

Exterior Features	Playground
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	M-C1

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.