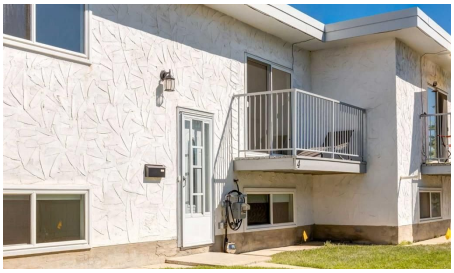
4 4503 75 Street NW

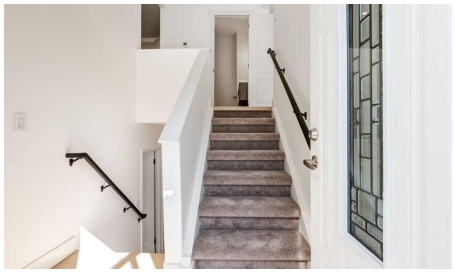
Calgary | Active | MLS® A2329671

$289,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1978**	**504 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Affordable, Move-In Ready Living in NW Calgary - Perfect for First-Time Buyers or Investors!
Welcome to Unit 4 - 4503 75 Street NW, a bright and well-appointed 2-bedroom, 1.5-bathroom townhome offering exceptional value in a convenient NW Calgary location. With over 900 sq. ft. of finished living space plus additional storage, this home is an ideal entry point into the market or a smart addition to any investment portfolio.
The main level impresses with soaring vaulted ceilings and a skylight, filling the open-concept living and dining area with natural light. The kitchen features crisp white cabinetry, stainless steel appliances, and a tiled backsplash, opening seamlessly to the dining room - a functional, updated space that's ready for its next owner. A convenient 2-piece powder room completes the main floor.
Downstairs, the fully finished basement offers two generously sized bedrooms, each with their own walk-in closet, alongside a full 4-piece bathroom and in-suite laundry - a smart, low-maintenance layout that maximizes every square foot. Additional unfinished storage space rounds out the lower level, giving you room to organize without sacrificing living space.
Step outside to your private balcony, the perfect spot to enjoy your morning coffee or unwind after a long day.
With modern finishes throughout, a practical two-bedroom layout, and an unbeatable price point for the area, this townhome delivers comfortable, low-maintenance living without the high price tag. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity you won't want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329671
Bedrooms	2
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bi-Level
Total Living Area:	504 sq. ft.
Condo Fee:	$355.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	11,205 sq. ft.
Front Exposure:	South
Entry Level:	1
Levels:	Bi-Level
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0512444
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Other
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Vinyl
Cooling:	Sep. HVAC Units
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Bowness
Amenities:	None
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	AC unit
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'11" × 8'11" ·
Main Floor	Living Room · 17'3" × 10'11" ·
Main Floor	Dining Room · 9' × 6' ·
Basement	Bedroom - Primary · 11'2" × 10'11" ·
Basement	Bedroom · 11'2" × 8'11" ·
Basement	Laundry · 9'7" × 5'3" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Interior Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Jul 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-4503-75-street-nw-calgary-a2329671/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 05:30 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.