

11, 7720 39 Avenue NW
Calgary, Alberta

MLS # A2170305



\$255,000

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	829 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-CI
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Inclusions: extra hardwood flooring in laundry room

HOME SWEET HOME! Indulge in trendy, maintenance free living in the distinguished, 50+ adult living complex of Gladstone Manor in the extremely popular NW community of Bowness! This wonderfully maintained, executive END UNIT condo offers 2 bedrooms, 1 bathroom and 828+ SQFT of sophisticated living space. Heading inside this charming complex you will love the seamless open concept layout with gleaming hardwood flooring featuring a massive living room complimented by a cozy gas fireplace with access to the large balcony to enjoy your tranquil views, formal dining area and your lovely chef's kitchen with a peninsula island with an extended breakfast bar, full appliances, a convenient pantry and ample cabinet space. Completing the unit is a great-sized bedroom, fantastic 4 piece bathroom, laundry room with tons of storage space and the dreamy primary bedroom with plenty of space to accommodate a king sized bed. This reputable, well maintained, quiet PET FRIENDLY (with board approval) building includes a party/entertainment room and comes with an underground, heated parking stall that includes extra storage space. Situated in an incredible, trendy location in Bowness, steps from public transportation, schools, parks, shopping, coffee shops, restaurants, Bowness Park, Bow River and its pathway system, Trans Canada Highway and its located close to Downtown Calgary and a quick escape to the mountains! Don't miss out on this incredible opportunity, contact us today for a private viewing of this GEM! PETS - SEE BYLAWS IN SUPPLIMENTS - BY APPROVAL - MAXUMIUM 50 POUNDS - UP TO 2 PETS.