

21, 7720 39 Avenue NW  
Calgary, Alberta

MLS # A2183438



**\$264,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

**Heating:** Baseboard

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 685

**LLD:** -

**Zoning:** S-CI

**Utilities:** -

**Inclusions:** See Appliances

Welcome to Gladstone Manor, a distinguished 50+ adult condo lifestyle in the popular community of Bowness. This unit, positioned on the 3rd floor and near the elevator, offers exceptional convenience and stunning views of COP. This 2 bed 1 bath unit offers a spacious kitchen with TONS of cabinets and counter space, LARGE BRIGHT living room with GAS FIREPLACE a SPACIOUS Primary bedroom, IN SUITE LAUNDRY and storage. 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. PETS - BY APPROVAL - MAXIMUM 50 POUNDS - UP TO 2 PETS.