



**GRASSROOTS**  
REALTY GROUP

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**2505, 9655 Bowfort Road NW  
Calgary, Alberta**

**MLS # A2270462**



**\$397,700**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Concrete, Metal Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to the Brylee at The Vintage, a new condominium residence by Partners in the heart of Upper Greenwich. This top-floor, pond-facing suite combines premium finishings, thoughtful design, and modern comfort in one of Northwest Calgary's most desirable new communities. Inside, 9-foot ceilings, a spacious central island, and a refined interior palette create an elevated and functional living space. The kitchen features 42-inch upper cabinetry, full-height tile backsplash, quartz countertops throughout, soft-close drawers and doors, and a stainless steel appliance package. Forced-air heating with optional cooling ensures year-round comfort. The primary bedroom includes a box vault ceiling for added character and a sense of openness. A private ensuite, a full second bathroom, and a dedicated laundry space with included washer and dryer offer flexibility for guests, roommates, or a home office setup. Additional upgrades include roller blinds, waterline to the fridge, a gas line to the BBQ, LVP and LVT in high-traffic areas, carpet in the bedrooms, and a code-compliant sprinkler system. The building is pet friendly, making it a great option for owners with pets. This suite includes titled parking, and dedicated bike storage. The exterior blends full-bed brick with durable fibre cement siding, adding long-lasting quality and timeless appeal. The Vintage offers landscaped grounds, a central pond, walking paths, and a location that puts you minutes from Calgary Farmers' Market West, WinSport, Trinity Hills, Bow River pathways, and major commuter routes. With 270 residences across four boutique five-story buildings, The Vintage delivers a well-connected lifestyle in a quiet and natural setting. Thoughtfully designed, ideally located, and built by Partners, this is refined living in Upper Greenwich. Reach out to learn more or secure your suite at

