



**2203, 9655 Bowfort Road NW  
Calgary, Alberta**

**MLS # A2303738**



**\$245,700**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	529 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 206

**Basement:** -

**LLD:** -

**Exterior:** Brick, Cement Fiber Board, Concrete, Metal Siding

**Zoning:** M-2

**Foundation:** -

**Utilities:** -

**Features:** Open Floorplan, Pantry, Quartz Counters

**Inclusions:** N/A

Welcome to the Dawson by Partners Homes, a brand new one bedroom, one bathroom condo in The Vintage at Upper Greenwich, one of NW Calgary's most exciting new communities. Thoughtfully designed for first time buyers or downsizers, this home offers modern finishes, efficient use of space, and a prime location close to everyday amenities. Inside, you'll find a bright open concept layout with 9' knockdown ceilings and luxury vinyl plank flooring through the main living areas. The kitchen is finished with quartz countertops, full height cabinetry, stainless steel appliances, and a functional design that maximizes storage and prep space. The spacious bedroom can comfortably fit a queen-sized bed and includes a generous closet. In-suite laundry with stacked washer and dryer adds everyday convenience. Step outside to your private balcony, accessed from the main living area, creating the perfect space for morning coffee or relaxing at the end of the day. The Vintage at Upper Greenwich offers a lifestyle that is hard to match in Calgary condo living. Enjoy walking paths, green space, playgrounds, sports courts, and the beautifully designed community canal. Just minutes away is Calgary Farmers' Market West, shopping, restaurants, and entertainment. WinSport is nearby for year-round recreation, and quick access west makes mountain getaways easy. If you are searching for a new condo in NW Calgary with strong value, quality construction, and an unbeatable location, this is one to see. Contact us today for more information on The Vintage in Upper Greenwich.