



21, 7720 39 Avenue NW
Calgary, Alberta

MLS # A2183438



\$254,900

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	817 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-CI
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

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 2 TITLED UNDERGROUND PARKING STALLS 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.