

# \$259,900 - 6, 7720 39 Avenue Nw, Calgary

MLS® #A2225961

**\$259,900**

2 Bedroom, 1.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

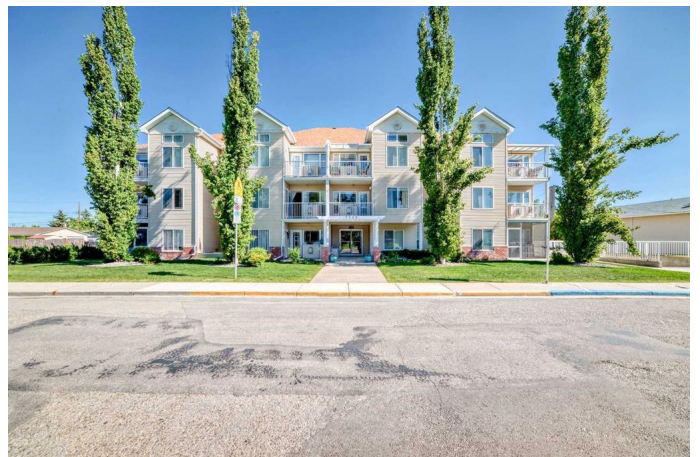
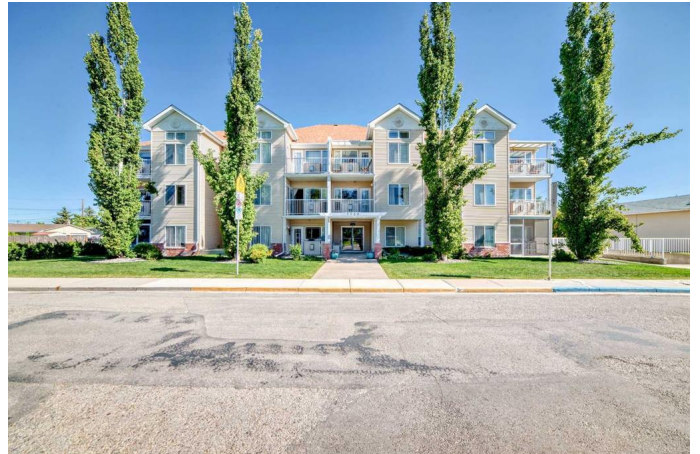
Welcome to Gladstone Manor – A Premier 50+ Adult Lifestyle Community in the Heart of Bowness!

Discover comfort, convenience, and charm in this beautifully maintained main-floor unit ideally located near the elevator for easy access. Enjoy breathtaking views of COP and a thoughtfully designed layout that includes 2 bedrooms, 1 bathroom, and 2 titled underground parking stalls.

Step into the spacious kitchen featuring ample cabinetry and generous counter space – perfect for home cooks and entertainers alike. The bright and airy living room is highlighted by large windows and a cozy gas fireplace, while the oversized primary bedroom offers a peaceful retreat. Additional features include in-suite laundry and convenient storage cabinets attached to your parking stall(s)

Situated in the vibrant and sought-after community of Bowness, you’ll be just steps away from public transit, schools, parks, boutique shops, local caf  s, restaurants, and the stunning natural beauty of Bowness Park and the Bow River Pathway. With easy access to the Trans-Canada Highway, downtown Calgary, and the mountains, this location truly offers the best of all worlds.

Pet-friendly (with board approval) – up to 2 pets allowed, maximum 50 lbs each.



Don't miss this rare opportunity to enjoy an active and connected lifestyle in a welcoming adult community. Schedule your private viewing today!

Built in 1999

### **Essential Information**

MLS® #	A2225961
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	814
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	6, 7720 39 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1X3

### **Amenities**

Amenities	Elevator(s), Party Room
Parking Spaces	2
Parking	Parkade, Underground

### **Interior**

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 30th, 2025
Days on Market	11
Zoning	S-CI

## Listing Details

Listing Office	Grassroots Realty Group
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