



THE
A-TEAM

**RE/MAX
FIRST**

7720 39 Avenue #21, Calgary T3B 1X3

MLS®#: **A2183438**

Area: **Bowness**

Listing Date: **12/14/24**

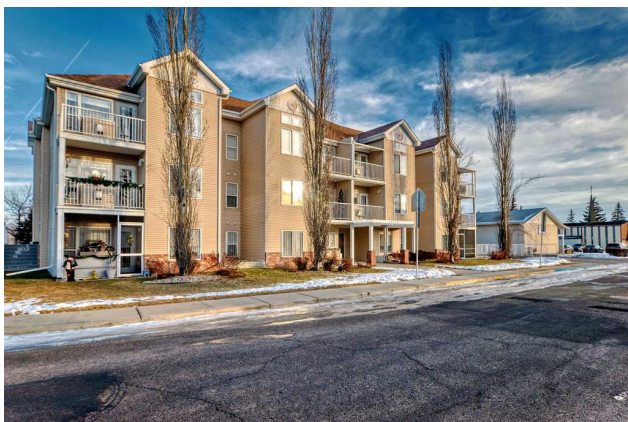
List Price: **\$264,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **817**
Low Sqft:
Ttl Sqft: **817**

DOM

7

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Landscaped**
Park Feat: **Heated Garage,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`5" x 11`2"
Bedroom - Primary	Main	11`6" x 14`0"
Living Room	Main	12`4" x 12`0"

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 5`0"
Dining Room	Main	12`4" x 8`10"
Bedroom	Main	9`11" x 9`2"

Legal/Tax/Financial

Condo Fee: **\$685**
Title: **Fee Simple**
Fee Freq:

Zoning: **S-CI**

Monthly

Legal Desc: 9910801

Remarks

Pub Rmks: **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.**

Inclusions: **See Appliances**
Property Listed By: **Grassroots Realty Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





