



THE
A-TEAM

**RE/MAX
FIRST**

7720 39 Avenue #21, Calgary T3B 1X3

MLS®#: **A2183438** Area: **Bowness** Listing **12/14/24** List Price: **\$254,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 22-Jan** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

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

DOM

49
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	30`11" x 36`8"	4pc Bathroom	Main	26`0" x 16`5"
Bedroom - Primary	Main	37`9" x 45`11"	Dining Room	Main	40`5" x 29`0"
Living Room	Main	40`5" x 39`4"	Bedroom	Main	32`7" x 30`1"

Legal/Tax/Financial

Condo Fee: **\$685** Title: **Fee Simple** Zoning: **S-CI**
 Fee Freq:

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 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.**

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









