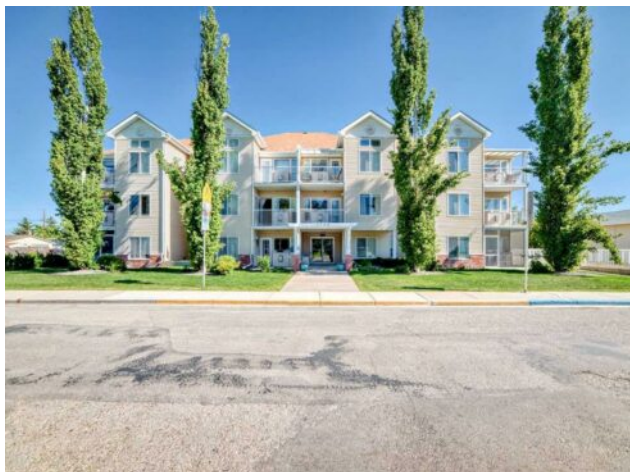


6, 7720 39 Avenue NW
Calgary, Alberta

MLS # A2225961



\$259,900

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	814 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-CI
Foundation:	-	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

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 cafés, 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!