



## 7720 39 Avenue Calgary Alberta

\$264,900

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. (id:6769)

Kitchen 9.42 Ft x 11.17 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Primary Bedroom 11.50 Ft x 14.00 Ft

Dining room 12.33 Ft x 8.83 Ft

Living room 12.33 Ft x 12.00 Ft

Bedroom 9.92 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<http://www.craftrealestategroup.ca/>



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**REALTY**

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