



# 7720 39 Avenue Calgary Alberta

\$255,000

HOME SWEET HOME! Indulge in trendy, maintenance free living in the distinguished, 50+ adult living complex of Gladstone Manor in the extremely popular NW community of Bowness! This wonderfully maintained, executive END UNIT condo offers 2 bedrooms, 1 bathroom and 828+ SQFT of sophisticated living space. Heading inside this charming complex you will love the seamless open concept layout with gleaming hardwood flooring featuring a massive living room complimented by a cozy gas fireplace with access to the large balcony to enjoy your tranquil views, formal dining area and your lovely chef's kitchen with a peninsula island with an extended breakfast bar, full appliances, a convenient pantry and ample cabinet space. Completing the unit is a great-sized bedroom, fantastic 4 piece bathroom, laundry room with tons of storage space and the dreamy primary bedroom with plenty of space to accommodate a king sized bed. This reputable, well maintained, quiet PET FRIENDLY (with board approval) building includes a party/entertainment room and comes with an underground, heated parking stall that includes extra storage space. 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, contact us today for a private viewing of this GEM! PETS - SEE BYLAWS IN SUPPLIMENTS - BY APPROVAL - MAXUMIUM 50 POUNDS - UP TO 2 PETS. (id:6769)

Primary Bedroom 20.83 Ft x 11.25 Ft  
 4pc Bathroom 7.75 Ft x 5.00 Ft  
 Bedroom 10.00 Ft x 9.00 Ft  
 Dining room 12.42 Ft x 6.58 Ft  
 Living room 12.42 Ft x 14.42 Ft

Kitchen 12.83 Ft x 10.50 Ft  
 Pantry 3.08 Ft x 3.08 Ft  
 Laundry room 7.75 Ft x 5.75 Ft  
 Foyer 5.42 Ft x 4.00 Ft  
 Other 10.00 Ft x 5.00 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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

**RE/MAX Realty Professionals**

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