

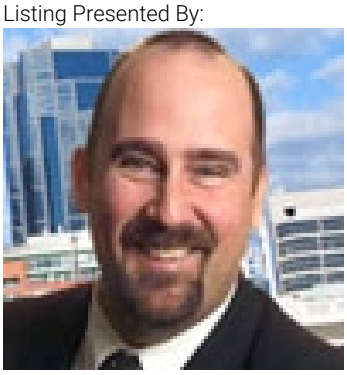
9655 Bowfort Road Calgary Alberta

$429,900

Discover modern condo living in Upper Greenwich with The Ava by Partners, a beautifully designed 2 bedroom, 2 bathroom home offering 925 square feet of thoughtfully planned living space in one of NW Calgary's newest master-planned communities. Combining contemporary finishes, practical design, and an exceptional location, this brand-new condominium is ideal for first-time buyers, downsizers, and investors alike. Designed for comfortable everyday living, the open-concept layout features 9-foot ceilings, a bright living area, and a dedicated dining space that flows seamlessly into the kitchen. The kitchen is both stylish and functional, complete with quartz countertops, 42-inch full-height cabinetry, a large centre island, stainless steel appliances, a full corner walk-in pantry, soft-close cabinetry, a full-height tile backsplash, and a refrigerator waterline. The spacious primary bedroom includes a walk-in closet and a private ensuite with dual vanities, while the second bedroom also offers a walk-in closet and is conveniently located next to the second full bathroom. A separate laundry room with a full-size washer and dryer provides additional storage and everyday convenience. Step outside to the southeast-facing covered balcony, complete with a natural gas line for your BBQ, creating the perfect outdoor space to relax or entertain. Additional highlights include one titled underground parking stall, an assigned storage locker, secure underground bike storage, a blind package, forced-air heating with fan coil rough-in for optional air conditioning, luxury vinyl plank and tile flooring, carpet in select areas, and a code-compliant sprinkler system. The pet-friendly building is finished with timeless full-bed brick and fibre cement siding for lasting curb appeal. Located in Upper Greenwich, residents enjoy easy access to scenic walking paths, the community canal, par...

Living room 9.50 Ft x 13.33 Ft
Dining room 5.83 Ft x 4.50 Ft
Primary Bedroom 10.33 Ft x 10.42 Ft
Bedroom 11.50 Ft x 9.08 Ft
4pc Bathroom 8.33 Ft x 8.00 Ft
3pc Bathroom 5.17 Ft x 9.08 Ft
Kitchen 11.58 Ft x 9.50 Ft

Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

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