

\$259,900 - 6, 7720 39 Avenue Nw, Calgary

MLS® #A2225961

\$259,900

2 Bedroom, 1.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

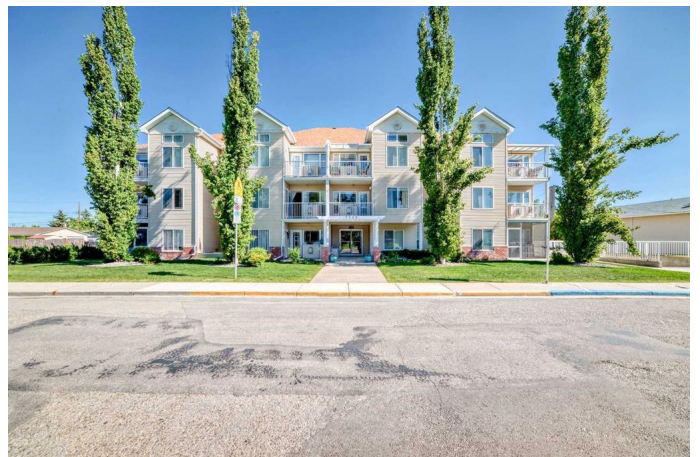
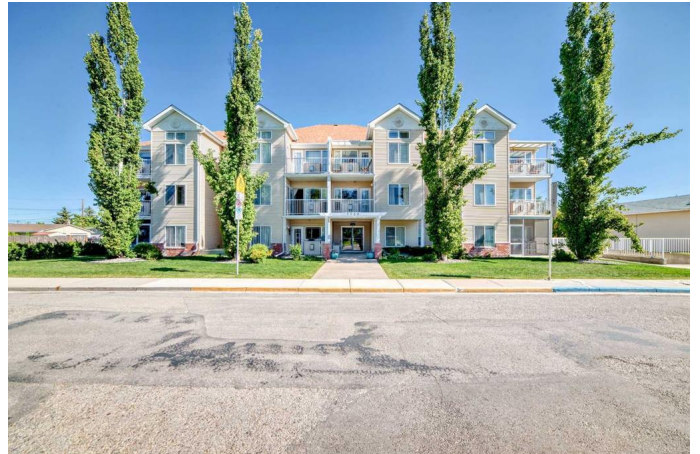
Welcome to Gladstone Manor – A Premier 50+ Adult Lifestyle Community in the Heart of Bowness!

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 caf s, 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!

Built in 1999

Essential Information

MLS® #	A2225961
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	814
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	6, 7720 39 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1X3

Amenities

Amenities	Elevator(s), Party Room
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	May 30th, 2025
Days on Market	5
Zoning	S-CI

Listing Details

Listing Office	Grassroots Realty Group
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