

# \$268,000 - 101, 7724 Bowness Road Nw, Calgary

MLS® #A2208935

**\$268,000**

2 Bedroom, 1.00 Bathroom, 776 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

**\*OPEN HOUSE: SUN MAY 4 - 1 pm-4pm\***

Discover an incredible value in this 776 sq ft, 2-bedroom condo, built new in 2001 and perfectly situated in sought-after Bowness! A rare find in an uncommon building featuring front and backyards, this home offers a peaceful retreat with unbeatable convenience at 7724 Bowness Rd NW.

Step inside to appreciate the thoughtful layout. Cozy up by the inviting fireplace in the spacious living room with durable laminate flooring. Large sliding glass doors lead to your sunny, front-facing 6'x11' covered balcony – perfect for morning coffee.

The dining area flows towards the well-appointed kitchen, featuring crisp white cabinetry, stainless steel appliances, and ample counter space.

Relax in the RARE FIND: a HUGE Primary Bedroom measuring an impressive 23 ft long! It offers fantastic space for king-sized furniture and more. The second bedroom is versatile for guests or a home office. The primary bedroom accesses the convenient Jack and Jill 4-piece bathroom. Mirrored closets provide excellent storage.

Enjoy ultimate convenience with stacked in-suite laundry. Benefit from secure Underground Parking – a true bonus! Plus, take advantage of your private, enclosed



storage room complete with shelving on the parkade level in front of your parking stall.

Embrace the Unbeatable Bowness Lifestyle:  
Live in one of Calgary's most unique communities. You're moments from:

Iconic Parks: Bowness Park (lagoon boating/skating), extensive Bow River pathways, Baker Park & Shouldice Park.

Recreation: WinSport / Canada Olympic Park is minutes away for year-round activities.

Local Charm: Explore Bowness Road's eclectic shops, cafes (Cadence Coffee), services, and restaurants (Salt & Pepper). Major shopping (Market Mall) is easily accessible.

Effortless Commuting: Fantastic access to Stoney Trail and Hwy 1. Downtown is typically a 15-25 minute drive. Excellent public transit options available.

This condo is more than just a home; itâ€™s an opportunity to invest in a lifestyle combining comfort, essential amenities (Condo Fee: \$602.87), and an unbeatable location. Ideal for first-time buyers, downsizers, or savvy investors. Flexible Possession Available!

Don't miss this amazing deal! Schedule your private viewing today!

Built in 2001

## Essential Information

MLS® #	A2208935
Price	\$268,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	776
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	101, 7724 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H1

### **Amenities**

Amenities	Parking, Picnic Area, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Parkade, Underground, Enclosed
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	4

### **Exterior**

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stucco

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 5th, 2025  
Days on Market                37  
Zoning                              M-C2

**Listing Details**

Listing Office                    2% Realty

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