

**2206, 9655 Bowfort Road NW
Calgary, Alberta**

MLS # A2270957



\$258,700

Division:	Greenwood/Greenbriar		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	523 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 206
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Metal Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to the Brody at The Vintage, a new condominium residence by Partners in Upper Greenwich. This thoughtfully designed home offers modern comfort, elevated finishings, and a connected lifestyle in one of Northwest Calgary's most desirable new communities. Inside, 9-foot ceilings and an open-concept layout create a bright and functional living space. The kitchen features 42-inch upper cabinetry, quartz countertops throughout, full-height tile backsplash, soft-close drawers and doors, and a stainless steel appliance package. The living area opens onto a protected northwest-facing balcony, perfect for relaxing outdoors. The bedroom is well sized, with easy access to the full bathroom. A dedicated laundry space includes a stacked washer and dryer for everyday convenience. Additional interior upgrades include LVP and LVT flooring in high-traffic areas and bathroom, carpet in the bedroom, waterline to the fridge, a gas line to the BBQ, forced-air heating with optional cooling, and a code-compliant sprinkler system. Roller blinds are also included, and the building is pet friendly. This suite comes with titled parking, and secure underground bike storage. The exterior blends full-bed brick with durable fibre cement siding for timeless appeal and long-lasting quality. Residents of The Vintage enjoy beautifully landscaped grounds, a central pond, and walking paths throughout the community. Just minutes away are the Calgary Farmers' Market West, WinSport, Trinity Hills, Bow River pathways, and major commuter routes, making everyday living both convenient and connected. Thoughtfully designed and ideally located, the Brody at The Vintage offers an exceptional opportunity to own in one of Calgary's most exciting new communities. Reach out to learn more or secure your suite at The Vintage.