2203 9655 Bowfort Road NW

Calgary | Active | MLS® A2346261

$245,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2026**	**529 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to the Dawson by Partners Homes, a brand-new one-bedroom, one-bathroom condo in The Vintage at Upper Greenwich. Thoughtfully designed for first-time buyers, young professionals, downsizers, or anyone looking for a modern lock-and-leave lifestyle, this home combines smart use of space, quality finishes, and an exceptional NW Calgary location.

Inside, the bright open-concept layout features 9’ knockdown ceilings, oversized windows, and luxury vinyl plank flooring throughout the main living areas. The kitchen makes excellent use of the space with quartz countertops, modern flat-panel cabinetry with soft-close hardware, a full-height tile backsplash, stainless steel appliances, and plenty of storage and prep space.

The spacious bedroom comfortably accommodates a queen-sized bed and offers generous closet space, while the bathroom continues the contemporary design with an undermount sink and modern fixtures. In-suite laundry with a stacked washer and dryer adds everyday convenience, and roller shades are already included. Step outside from the main living area onto your private balcony - the perfect spot for morning coffee or some fresh air at the end of the day.

Condo living should also feel peaceful. Homes at The Vintage with shared walls feature Partners Homes’ industry-leading QuietWall™ system, designed to significantly reduce sound transfer between neighbouring residences. With an STC rating of 57, compared with Alberta’s minimum requirement of 50 for party walls, it means fewer everyday sounds travelling between homes and a quieter living experience.

The Vintage itself is a thoughtfully planned collection of 270 residences spread across four elegant five-storey buildings. Classic brick and fibre-cement exteriors give the development a timeless look, while one- and two-bedroom floorplans ranging create a community suited to a variety of lifestyles.

And then there’s the location. Upper Greenwich offers pathways, green spaces, playgrounds, sports courts, and its signature community canal, while Calgary Farmers’ Market West, WinSport, Trinity Hills, and the Bow Valley Pathway are all just minutes away. Shopping, restaurants, recreation, and everyday amenities are close by, with convenient access to major routes throughout Calgary and an easy escape west toward the mountains.

If you’re looking for a brand-new NW Calgary condo that offers modern finishes, thoughtful construction, a low-maintenance lifestyle, and a community you’ll actually want to spend time in, the Dawson at The Vintage is one to see.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346261
Bedrooms	1
Bathrooms	1
Year Built	2026
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	529 sq. ft.
Condo Fee:	$205.68
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	2
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	2026 (Age: 0)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)

Num Ensuite Baths:	0
Plan:	0
Heating:	Forced Air
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$256.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Greenwood/Greenbriar
Amenities:	Elevator(s), Parking
Appliances:	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living/Dining Room Combination · 14'4" × 9'1" ·

Main Floor	Bedroom · 10'2" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2203-9655-bowfort-road-nw-calgary-a2346261/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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