2213 9655 Bowfort Road NW

Calgary | Active | MLS® A2336785

$429,900







Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2026**	**925 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

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, parks, playgrounds, sports courts, and nearby shopping and restaurants, including Calgary Farmers' Market West. WinSport is just minutes away, with convenient access to Stoney Trail, downtown Calgary, and the Rocky Mountains only a 45-minute drive away.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336785
Bedrooms	2
Bathrooms	2
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:	925 sq. ft.
Condo Fee:	$359.94
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:	Northeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	2
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0
Heating:	Forced Air
New Constr.:	Yes

Construction Material:	Brick, Cement Fiber Board, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$265.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Greenwood/Greenbriar
Amenities:	Elevator(s), Parking
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 13'4" × 9'6" ·
Main Floor	Dining Room · 5'10" × 4'6" ·
Main Floor	Bedroom - Primary · 10'5" × 10'4" ·
Main Floor	Bedroom · 11'6" × 9'1" ·

Main Floor	Kitchen · 11'7" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Courtyard, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2213-9655-bowfort-road-nw-calgary-a2336785/

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

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