



**GRASSROOTS**  
REALTY GROUP

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**5875 Bow Crescent NW**  
**Calgary, Alberta**

**MLS # A2233006**



**\$800,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Re		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Level, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Laminate, Linoleum, Tile

**Roof:** Flat Torch Membrane, Clay Tile

**Basement:** Full, Partially Finished

**Exterior:** Brick, Metal Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Wooden Shelves in Basement

**PRIME 60' FRONTAGE ON BOW CRESCENT | FRONT & REAR DRIVE ACCESS | LARGE FLOORPLAN | INCREDIBLE LOCATION!** This property boasts an oversized 60' x 125' lot with a spacious 1,553 sqft bungalow that provides exceptional redevelopment potential whether you're planning to build the luxurious home of your dreams, look into additional development options or renovate the existing space. Bow Crescent is one of the most sought-after streets in the community and this property is just steps from the Bow River and surrounded by million-dollar homes. Rarely do we see properties with this combination of lot size and location come on the market. This unique raised bungalow has a bright and open floor plan with a vaulted and beamed ceiling through living room, dining area and kitchen, has a total of 5 bedrooms including the primary suite with a 4-piece ensuite bathroom and access to the rear deck, huge recreation room/flex spaces on the lower level and separate walk-up basement access that leads to an enclosed breezeway/mud room and the massive 23' x 24'7" garage that also features a separate shop/studio and a unique cinder block room that was used as a pottery kiln workspace. Additional features include a gorgeous stone-faced fireplace in the living room, freestanding clawfoot tub in the main bathroom, numerous large windows in the basement, a sprawling multi-level deck, RV parking potential, brick and metal siding on the house, insulated and heated garage with skylights, patio door access from the garage to the yard and more. Bowness is a charming, riverside neighbourhood that blends the scenic beauty of Bowness Park/Lagoon and the expansive Bowmont Natural Environment Park, with a warm, small-town vibe along the bustling

&ldquo;Mainstreet,&rdquo; where local caf&eacute;s, boutiques, and organized festivals thrive. The Bowness Community Association&rsquo;s hall, arena and gym host events year-round while annual traditions like the Stampede Parade & Breakfast and Tour de Bowness bring the entire community together. Numerous top-tier amenities like Winsport, Shouldice Athletic Park, Calgary Farmer&rsquo;s Market West and the shops and services at both the Bow River and Trinity Hills Shopping Centres are just minutes away. Don&rsquo;t miss your opportunity to purchase this special property in a truly one-of-a-kind neighbourhood.