



GRASSROOTS
REALTY GROUP

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6707 Bow Crescent NW
Calgary, Alberta

MLS # A2240710



\$599,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed, Views		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

A rare opportunity to own on prestigious Bow Crescent, directly across from the Bow River and expansive green space, in the heart of the eclectic and vibrant community of Bowness. This 51' x 83' R-CG zoned lot is surrounded by multi-million dollar homes and offers incredible potential for redevelopment, investment, or a long-term hold. Step onto the inviting front veranda and take in unobstructed views of the park and river. Front yard is beautifully landscaped with low-maintenance perennials, creating year-round curb appeal. Inside, the main floor is filled with natural light and features original hardwood flooring, and a well-equipped kitchen with stainless steel appliances, generous cabinetry, and a window overlooking the private backyard. The home was moved to this location in 1985, with new fully developed basement and updated plumbing and electrical systems. The lower level offers additional bedrooms, a full bathroom, a large rec/games room, and ample storage. The fenced backyard is treed and peaceful, complete with an expansive deck ideal for entertaining or relaxing. Additional upgrades include a newer furnace, roof, gutters, and fascia, plus front driveway parking for convenience. Located just steps to waterfront parks, the Bow River pathway system, schools, transit, and the amenities that make Bowness one of Calgary's most beloved and unique communities.