



GRASSROOTS
REALTY GROUP

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**6135 Bow Crescent NW
Calgary, Alberta**

MLS # A2264082



\$1,049,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,695 sq.ft. | Age: | 1942 (83 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Conservation, Corner Lot, Front Yard, Landscaped, La | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt, Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Block | Utilities: | - |
| Features: | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows | | |
| Inclusions: | n/a | | |

*** OPEN HOUSE 4-5:30PM Today!***PEDDLE OR PADDLE DOWNTOWN!!! 1700 sqft 5 bedroom 3 bath BUNGALOW with sunny South Backyard (HUGE 8000 sqft Lot)Totally upgraded with tastefully thought out floor plan and timeless finishes! All located on the iconic treelined BOW CR!! This house is perfect for families wanting to entertain older or younger children! Huge Kitchen with top of the line appliances, massive island, 2 Dishwashers, The Huge Dining area can accommodate a large table while gazing at the stars with the jaw dropping skylight, not to mention all the built-ins convenient coffee station, bar fridge and did I mention a 2nd dishwasher!?! The beauty of having a larger bungalow is it allows for a space for everything which makes it easy to be neat and tidy! 3 bedrooms upstairs featuring a relaxing Master suite, contemporary fireplace, large bathroom and even more built-ins in the Closet area! the lower level is bright, has huge 2 bedrooms with a full bath and... The laundry Room...Bright, spacious and very inviting! This BIG BUNGALOW sits on a prime corner lot zoned RC-G If ya know ya know (the most popular type of lot for Townhomes/infills) RV parking an absolute option! Garage insulated and heated!