



**6115 Bow Crescent NW
Calgary, Alberta**

MLS # A2271856

\$699,000



Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Kitchen Island		
Inclusions:	N/A		

One of Bowness'; most sought-after streets lined with multi-million-dollar homes, steps from the river- Investors ! Developers! Welcome to 6115 Bow Crescent NW. This bungalow sits on a massive 50'; x 127'; lot, surrounded by mature trees and million-dollar custom homes. Great Lot for Redvelopment! Enjoy relaxing evenings in the spacious backyard, walks to the Bow River, and a true sense of community that Bow Crescent is known for. Highlights: 50 ft frontage with rear lane access and 127Ft Depth! Cute, clean, and full of charm Mature trees and private yard Steps to Bow River pathways, parks, and schools Quick access to Stoney Trail, downtown, and the mountains This is a rare chance to own a turnkey home with future potential in one of NW Calgary';s most iconic locations.