



**6348 Bowmont Crescent NW
Calgary, Alberta**

MLS # A2301029



\$519,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	882 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to a very, very rare property!! This amazing property's rare feature is that it backs toward the Bow River and is located on a very private cul-de-sac! The other major factor of this once-in-a-lifetime property is the massive pie-shaped lot. The brick-faced semi-detached house, with a total of four bedrooms and two full bathrooms, sits on a 150-ft deep huge pie-shaped fenced lot! Special features contributing to the outstanding value of this property include: the upstairs has real hardwood flooring, a brick-faced real wood-burning feature wall in the living room, two patio doors to a massive front balcony, the lower area has a two-bedroom illegal suite c/w large bilevel windows, an updated f/a furnace, and an updated membrane roof. There are two bedrooms upstairs and the primary bedroom has patio doors to another private rear balcony! Here's the next bonus: it also features a full double car garage!! The property is listed well below the current assessed value of \$559,500. This is a fantastic owner occupied home or revenue property! Walk right behind the house all along the Bow river escarpment. Shouldice Park and off-leash park are directly across the river. The Children's and Foothills hospitals and UofC are only 5 minutes away. This property is only 15 minutes to downtown and offers easy access west to the mountains! Hurry on this one!!!