



**127 Bow Green Crescent NW
Calgary, Alberta**

MLS # A2143236



\$700,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: N/A

PRIME LOCATION! This charming bungalow is nestled on a spacious corner lot in one of the city's most renowned areas, offering unparalleled proximity to the picturesque Bow River, scenic pathways, and a convenient dog park. Bowness The home features updated windows, roof, furnace, and water tank. Enjoy a private beautifully landscaped west facing backyard with a concrete patio, and a shed with power. Inside, you'll find a comfortable retreat with hardwood floors in the generous living room and hallway, complemented by refinished original hardwood in the bedrooms. The sizable eat-in kitchen provides ample space for culinary endeavors. With three main-floor bedrooms and a full bath, this home offers both comfort and convenience. The basement is a cozy haven featuring carpeted floors in the expansive family room. Additionally, the basement boasts a 4-pc bath, a large storage area, and a laundry room. Embark on outdoor adventures along the nearby riverfront trails, perfect for leisurely walks or energizing hikes. Embrace the rich history and natural splendor of this vibrant community, making it an ideal place to call home.