

\$1,399,900 - 5856 Bow Crescent Nw, Calgary

MLS® #A2073802

\$1,399,900

4 Bedroom, 4.00 Bathroom, 1,678 sqft

Residential on 0.31 Acres

Bowness, Calgary, Alberta

Extremely well maintained bungalow located on an expansive 50 ft wide x 267 ft deep river front lot on sought after Bow Crescent. This home, with a great layout and beautiful river views, is being sold by the original owners and has over 3200 sq ft of total living space.. Attention to detail can be appreciated throughout the house and yard. The bright, open concept main floor offers a kitchen with corner pantry and island with breakfast bar seating. The kitchen opens onto the breakfast nook and the living room which features a gas fireplace and large southeast facing windows with views of the beautiful yard and Bow River. The spacious formal dining room when you enter the home is great for dinner parties and family gatherings. 2 bedrooms on the main floor including the primary bedroom with several windows that face the yard and Bow River. The ensuite has two sinks, stand up shower, soaker air jetted tub and walk-in closet. The second full bathroom and laundry room complete the main floor. The updated basement offers 2 more bedrooms both with walk-in closets , 2 full bathrooms including one that has a steam shower, a large family room with fireplace and great storage spaces. Heated double garage plus a large driveway that allows for extra parking. Two furnaces, water softener, and continuous hot water. Premium steel shingles that will last for years to come. The huge yard is fenced on both sides, has a partially covered deck, brick patio, storage shed, and outdoor fireplace with



built-in bbq. Private, quiet location with
stunning river views that you will love to call
home!

Built in 1996

Essential Information

MLS® #	A2073802
Price	\$1,399,900
Sold Price	\$1,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,678
Acres	0.31
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5856 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
Is Waterfront	Yes

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Many Trees, See Remarks, Waterfront
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2023
Date Sold	October 27th, 2023
Days on Market	67
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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