

# \$649,999 - 152 Bow Green Crescent Nw, Calgary

MLS® #A2088662

**\$649,999**

3 Bedroom, 2.00 Bathroom, 1,023 sqft  
Residential on 0.12 Acres

Bowness, Calgary, Alberta

Introducing a Hidden Gem on the Banks of the Bow River! Nestled in one of the most iconic locations in our city, this well-maintained home offers the perfect blend of tranquility and adventure. Situated on a quiet crescent and backing directly onto green space, this property provides not only a home but a lifestyle that's second to none. Wake up to the soothing sounds of the river and enjoy the breathtaking views from your backyard. You'll be apart of a community that's steeped in history and natural beauty, making it a sought-after place to call home. Explore the numerous walking trails that wind along the river, perfect for both leisurely strolls and invigorating hikes. With direct access to the riverbank, fishing enthusiasts will find this property a dream come true and so will your fur babies with the dog park right out your backyard! This residence is impeccably cared for, offering comfort, style, and a warm, inviting atmosphere. For those who crave the great outdoors, this location provides convenient access to the nearby mountains, perfect for skiing, hiking, and more. With a separate entrance, the property offers the potential to create an illegal suite, providing flexibility and additional income opportunities. Don't miss this chance to make this serene riverside retreat your own. Contact us today to schedule a viewing and experience the allure of living on the Bow River. Your dream home is waiting.

Built in 1977



## Essential Information

MLS® #	A2088662
Price	\$649,999
Sold Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	152 Bow Green Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4R8

## Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Lawn, Landscaped, Level, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 25th, 2023
Date Sold	October 25th, 2023
Zoning	R-C1
HOA Fees	0.00

### **Listing Details**

Listing Office           CENTURY 21 BAMBER REALTY LTD.

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