

\$1,075,000 - 6421 Bow Crescent Nw, Calgary

MLS® #A2099082

\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.08 Acres

Bowness, Calgary, Alberta

DETACHED LUXURY INFILL ON THE MOST PRESTIGIOUS STREET IN BOWNESS!

Situated across from the Bow River in one direction and from your favourite restaurants and shops on Bowness Road in the other, the location of this new build by Baidwan Constructions just can't be beat! Featuring over 3,160 sq ft of developed living space across 4 bedrooms, 3 full baths, a bonus vaulted loft space, Office Space, AND basement rec room & Bar. A modern kitchen with a S/S appliance package sits in the centre of the main floor, surrounded by stunning Micro-shaker style cabinetry and a large central quartz island. On either side of the kitchen is a spacious dining room with custom builtins and family room with oversized windows and ample natural light. The family room includes a gas fireplace with a stunning large profile tile surround and dual sliding glass doors onto the back deck in the spacious SOUTH-facing backyard. A mudroom and elegant half bath sit off the side of the main floor, next to the spacious WALK-IN PANTRY with two walls of built-in shelving. Upstairs, the additional living space is impressive, with an ample vaulted loft space that greets you at the top of the stairs and opens onto a balcony where you can enjoy views! A designated office space and elegant wet bar add to the well thought out layout of this home and nicely finish off this space. Two secondary bedrooms have big windows and generously sized closets and share the use of the 4-piece bath



with a Tub/Shower combo with full height tile surround and gorgeous quartz counter. The primary bedroom showcases a vaulted ceiling, timeless custom wainscoting wall detail, an oversized window, a large walk-in closet with custom shelving, and an expansive 5-piece ensuite with more vaulted ceilings, dual under-mounted sinks, a free-standing soaker tub, separate tiled shower w/ 10mm glass door, and a private water closet. Downstairs, the spacious rec room features another full wet bar with a quartz countertop, upper and lower cabinets, decorative shelves, an undermount sink, wine display, tile backsplash & bar fridge. There's also a 3-piece bath with walk in glass shower, and a fourth bedroom w/ a huge walk-in closet and large window. Rounding off this already incredible home is a designated work space, perfect for teens, and a large storage closet. How can you go wrong with this beautiful, upgraded infill with rough-ins for central vac, a sound system, and an included landscaping package and built in exterior lighting? Bowness is an attractive community for many looking for the best outdoor activities, convenient amenities, and a deep-rooted community feel. There's something special about living close to the river – early-morning jogs and late-night star gazing to the sounds of rushing water just can't be beaten! Don't miss your chance to enjoy life riverside in this brand-new infill today!

Built in 2023

Essential Information

MLS® #	A2099082
Price	\$1,075,000
Sold Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,293
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6421 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Kitchen Island, Quartz Counters, Wet Bar
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	April 9th, 2024
Days on Market	98
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.