

\$1,099,000 - 6612 Bow Crescent Nw, Calgary

MLS® #A2116906

\$1,099,000

5 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.34 Acres

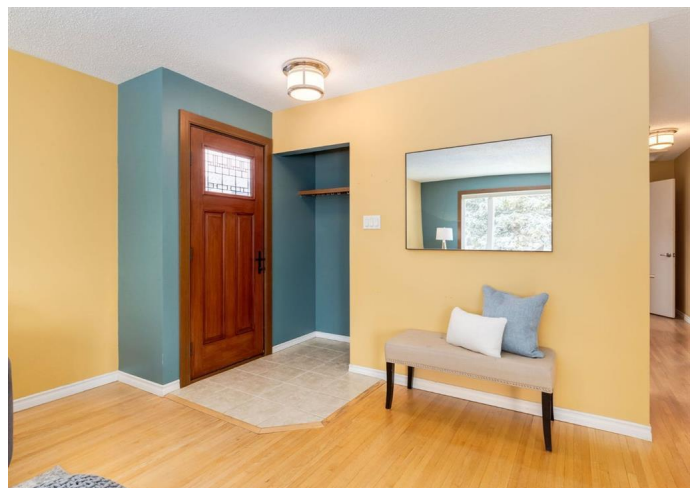
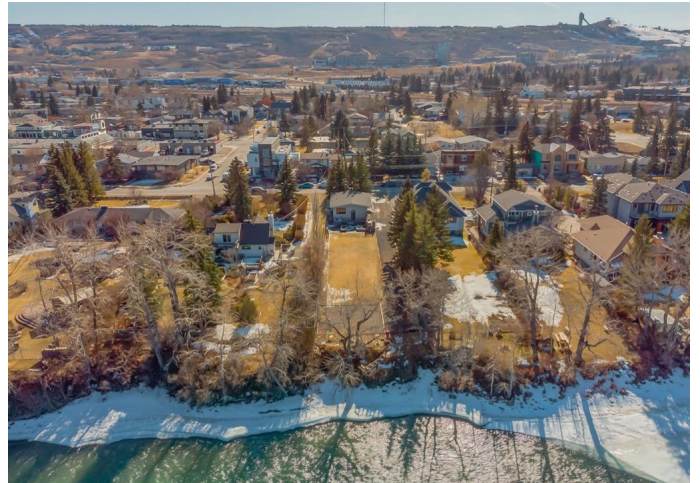
Bowness, Calgary, Alberta

Riverfront living at its best! This high-bank property experienced no flooding during the 2013 flood event. The expansive 50 x 300 ft. estate lot backs onto the Bow River, offering beautiful views of the river, with Bowmont Park as its scenic backdrop. The property boasts meticulous landscaping, recently refreshed to enhance its enjoyment.

Step inside the light filled south-facing original 1963 character home, fully developed to accommodate 4 bedrooms plus a den. Recent upgrades include modernized electrical systems, including central air-conditioning and an EV charger, impeccably refinished original hardwood floors, and a contemporary kitchen adorned with under-cabinet lighting and high-end stainless steel appliances. Indulge in the luxurious new 4-piece bathroom, complete with a 5 ft deep soaker tub. Newer windows and doors ensure energy efficiency and aesthetic appeal.

The lower level has been thoughtfully developed, featuring a new 3-piece bathroom with a walk-in shower and heated floor. Additionally, it offers a fully finished walk-up walk-out entry to the rear yard, maximizing convenience and accessibility.

This property offers more than just a home; it provides an investment opportunity on one of the city's most coveted streets, as voted #1 by Avenue magazine. The area has seen the recent emergence of multi-million dollar



homes, enhancing its prestige. Conveniently situated near the Children's and Foothills hospitals, the University of Calgary, WinSport/Canada Olympic Park, and the new Farmer's Market and Trinity Hills shopping area, residents enjoy easy access to amenities. With downtown merely 10-12 minutes away and the Bow River just steps from your doorstep, this location offers the perfect blend of urban convenience and natural tranquility.

Built in 1963

Essential Information

MLS® #	A2116906
Price	\$1,099,000
Sold Price	\$1,109,082
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.34
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6612 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B9

Amenities

Parking Spaces	5
Parking	Off Street, Oversized, Parking Pad

Is Waterfront	Yes
Waterfront	River Access, River Front, Waterfront

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 25th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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