

\$679,000 - 6535 Bow Crescent Nw, Calgary

MLS® #A2122021

\$679,000

6 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Attention all builders or investors!!! Welcome to an older 3 + 3 bedroom raised bungalow on a massive 50x125 R-C2 lot, located on beautiful Bow Crescent!! The lower level has a grandfathered non-conforming 3 bedroom suite c/w a separate entrance, separate electrical meter, separate gas meter, self contained laundry and also offering large bright windows. The main level has 3 good sized bedrooms, patio doors off the kitchen to a balcony area and self contained main laundry. The house requires some cosmetic TLC as the upstairs tenants have resided there for 37 plus years!! Both up and down tenants are on a month to month tenancy and they both wish to stay. Each tenants pay their own utilities. ***Here's the bonus***!!! There is a massive 31ft x 26ft newer triple detached garage used by the owner and could easily be rented separately. The upstairs tenants own their appliances (fridge and stove). 24 hours for all showings please and no showings before 12 noon for the lower tenant works night shift. The seller will review all offers Monday, April 15th at 5:00 pm, this will provide an opportunity for prospective buyers to view the property. Located right on the Bow river bike path system(this area did not flood in the 2013 flood event), a short walk to neighbourhood trendy restaurants and coffee shops, close to the new Superstore & Trinity Hills box stores, easy access west to the mountains and short commute to downtown! This is a fantastic holding property to build in



the future!!!

Built in 1948

Essential Information

MLS® #	A2122021
Price	\$679,000
Sold Price	\$680,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6535 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C6

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 16th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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