

\$1,950,000 - 6336 Bow Crescent Nw, Calgary

MLS® #A2135975

\$1,950,000

4 Bedroom, 4.00 Bathroom, 2,503 sqft

Residential on 0.31 Acres

Bowness, Calgary, Alberta

This 50x267 (.31 acre) riverfront lot is one of the most picturesque lots on Bow Crescent. The perfect combination of beauty and function in every inch of this fully renovated 4-bedroom home backing on to the river in Calgary's northwest, only minutes to the downtown core, U of C, and the Foothills and Children's Hospitals. The modest front approach hides the incredibly gracious and welcoming front entrance and side courtyard and from there it just keeps getting better! The main floor of the home offers a sprawling sunken living room, a brand-new kitchen with warm walnut cabinetry and creamy quartz counters, a large flex room set up as a dining room and perfect for all kinds of entertaining, brand new powder room, and doors to the unbelievable outdoor living spaces. The rear yard features a huge deck, large and well treed fenced yard, AND a river side firepit area extending beyond the fence and to the river that is truly one of the nicest river front spaces you will ever find. In the upper level, tradition meets modern-day. The three bedrooms all feature original hardwood, and the bathrooms (including the picture-perfect master ensuite) are timeless and were recently remodelled without sacrificing any charm. The lower level offers an additional bedroom, full bathroom with large steam shower, newly completed TV room, and new tile flooring. Additional features to note include the newer 35x23 heated detached double garage with workspace, store-wall systems, and additional attic



storage, parking pads for 3 other cars or RV, many planters and design features in the front and rear yards, and the impeccably maintained exterior. This is one of those donâ€™t miss houses that you really must visit to appreciate.

Built in 1971

Essential Information

MLS® #	A2135975
Price	\$1,950,000
Sold Price	\$1,960,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,503
Acres	0.31
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6336 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B9

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access/Parking
Waterfront	River Access, River Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Wired for Data, Wired for Sound, Wood Windows
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Lighting, Private Yard, Uncovered Courtyard
Lot Description	Back Yard, City Lot, Creek/River/Stream/Pond, Front Yard, Lawn, Garden, Low Maintenance Landscape, Gentle Sloping, Interior Lot, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Native Plants, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 13th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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