

\$799,000 - 6603 Bow Crescent Nw, Calgary

MLS® #A2140520

\$799,000

3 Bedroom, 4.00 Bathroom, 1,599 sqft
Residential on 0.00 Acres

Bowness, Calgary, Alberta

Introducing a contemporary masterpiece nestled in the vibrant community of Bowness. This three-story townhouse, crafted by a boutique builder, promises urban living with unparalleled ease. Never before occupied, this end unit, situated on a corner lot, is part of a brand new four-plex development. Spanning over 2,000 square feet of meticulously designed living space, this home welcomes you with 9'™ ceilings and 8'™ doors, suffusing the interiors with natural light through expansive windows. The main level greets you with an inviting entryway, leading to an open-concept living, dining room, and kitchen area. A cozy electric fireplace with a tile surround adds warmth and charm, while the kitchen features custom European-style cabinets, quartz countertops, and quality stainless steel appliances. Ascend to the second level, where plush carpet flooring guides you to two bedrooms, each with its own ensuite. The primary bedroom boasts a fireplace, walk-in closet with custom built ins, and a luxurious 4-piece ensuite. A convenient laundry room and linen closet complete this level. The third level offers a versatile loft area with a wet bar, perfect for entertaining, and a rooftop patio showcasing breathtaking views. The fully finished basement features an extra window, a large rec/flex room, an additional bedroom with a 4-piece ensuite, and ample storage space. Parking is a breeze with each unit in the 4-plex having it's™ own single detached garage offering extra height for



storage, supplemented by street parking. Custom metal railings, white oak accents, extra windows in the stairwell and custom glass railings accentuate the home's modern aesthetic. Other upgrades include a plywood subfloor, SBS mechanically fastened roofing system, and tile flooring in all bathrooms. But that's not all—this home also boasts top-quality paint (no lacquer here), durable fiberglass exterior doors, and convenient rough-ins for both solar and EV charging, ensuring you're equipped for the future of sustainable living. Step outside to discover a low-maintenance exterior with stucco, brick, steel, and Hardie board siding, along with a fully fenced yard, large concrete back patio with a BBQ gas line, concrete steps and Rundle rock. The home is fully landscaped with underground sprinklers, ensuring a hassle-free outdoor experience. Additional features include a new home warranty, pet-friendly policies, and completed engineering inspections for peace of mind. Enjoy proximity to parks, playgrounds, schools, and the Bow River walking and bike paths. With easy access to shops, restaurants, Market Mall, and Winsport, this property epitomizes luxury, comfort, and convenience in the heart of Calgary's most sought-after community. Welcome home to a lifestyle of unparalleled sophistication and urban charm.

Built in 2024

Essential Information

MLS® #	A2140520
Price	\$799,000
Sold Price	\$775,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,599
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	6603 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C7

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape
Roof	Rolled/Hot Mop, See Remarks

Construction	Brick, Composite Siding, Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 30th, 2024
Days on Market	47
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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