

# \$1,799,999 - 6438 Bow Crescent Nw, Calgary

MLS® #A2162616

**\$1,799,999**

3 Bedroom, 2.00 Bathroom, 2,557 sqft

Residential on 0.70 Acres

Bowness, Calgary, Alberta

Welcome to your own RIVERFRONT paradise! Set on an expansive 100 x 308 ft lot, this extraordinary property provides a unique lifestyle where you can fish, swim, and raft right from your backyard. The beautifully landscaped and gated yard offers a sense of peaceful seclusion as you enter. The spacious foyer, complete with dual double closets, opens to a large living room featuring low-maintenance slate flooring and a cozy wood-burning fireplace. The kitchen, with its European "Old World" cabinetry and elegant granite countertops, flows seamlessly into a family room with soaring vaulted ceilings and a second wood-burning fireplace—ideal for relaxation. On the 3rd level, the loft-style primary suite offers great views and includes a luxurious freestanding copper tub, perfect for indulgent soaks. The second level features a versatile theatre room (or second bedroom), a walk-in closet (previously another bedroom), a home office/den, and both a 4-piece and 2-piece bathroom for added convenience. Outdoors, you'll find a serene patio with an outdoor fireplace, perfect for unwinding by the river. The 24 x 34 heated triple garage provides ample space to store your vehicles and toys. Major renovations in 2015 include the (NEW)garage, triple-pane windows, and modern finishes throughout. Additional highlights include 50-year rubber shingles (2011), boiler (2021), air conditioning, a front electric gate, and a newer furnace. With .7 acres of land, this property offers endless



potential, whether you're seeking a peaceful getaway or a prime location to build your DREAM home. This property DID NOT flood in 2013.

Built in 1969

### **Essential Information**

MLS® #	A2162616
Price	\$1,799,999
Sold Price	\$1,675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,557
Acres	0.70
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	6438 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B9

### **Amenities**

Parking Spaces	6
Parking	Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Triple Garage Detached
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior Features	Double Vanity, Central Vacuum, Granite Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Freezer, Garage Control(s), Gas Stove, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Stone, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot, Lawn, Landscaped, Treed, Waterfront
Roof	Rubber
Construction	Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2024
Date Sold	October 30th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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