

# \$1,170,000 - 6832 Bow Crescent Nw, Calgary

MLS® #A2164901

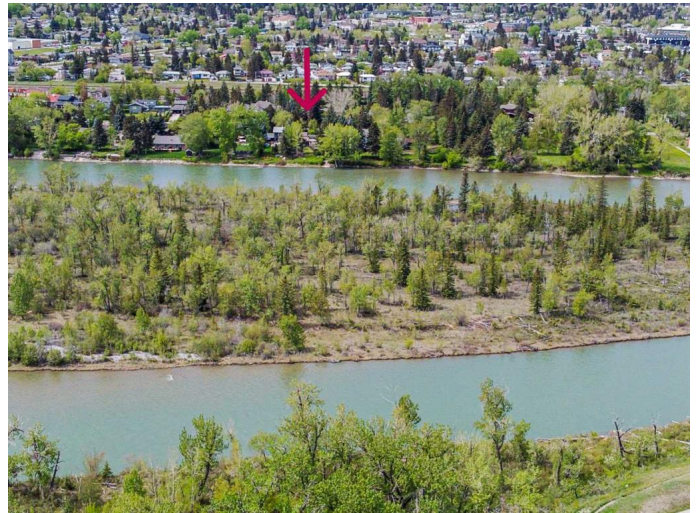
**\$1,170,000**

2 Bedroom, 1.00 Bathroom, 1,559 sqft

Residential on 0.41 Acres

Bowness, Calgary, Alberta

Welcome to a very rare and special property backing onto the banks of the Bow river!! Thinking of building your dream home or renovating an existing home, well...look no further! New to the market is a magnificent "One Of A Kind" property accentuated by the original 1943 log cabin converted into a spacious 1,558 sqft Bi-level, complete with a full height basement on a extra wide and mature treed 57 ft lot, offering over one third of an acre backing onto the high water mark of the Bow river!! The extra wide lot is a rarity on Bow Crescent and will accommodate the next generation of new executive homes to be built, similar to the several other custom built homes that are already located all along this gorgeous street. The rustic charm of this home is it is in need of TLC if you wish to rekindle the former ambience of a 1943 log cabin. The house has had several additions and remodeling over time, including a newer wood foundation, newer furnace and hot water tank. The main level is highlighted by a wide open floor plan offering lots of natural light and a real wood burning fireplace. The upper level addition includes a sitting room plus a workshop area, accentuated by gorgeous river and valley views, perfect for the landscape artist. The lower level is unfinished awaiting the next level of finishes. There is also a very large double 19x27ft double detached garage, plus lots of other onsite parking. The very private and heavily treed lot backs onto a secluded island across the river and not directly onto the other



bank of the Bow, enhancing the privacy of this spectacular location. A rare find.... hurry on this one and start your building or renovating plans today!

Built in 1942

### **Essential Information**

MLS® #	A2164901
Price	\$1,170,000
Sold Price	\$1,110,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,559
Acres	0.41
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

### **Community Information**

Address	6832 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B9

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
Is Waterfront	Yes

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Skylight(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Private, Rectangular Lot, Fruit Trees/Shrub(s), Treed, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Log
Foundation	Wood

## Additional Information

Date Listed	September 12th, 2024
Date Sold	October 5th, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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