

# \$677,000 - 6623 Bow Crescent Nw, Calgary

MLS® #A2178544

**\$677,000**

1 Bedroom, 1.00 Bathroom, 959 sqft

Residential on 0.14 Acres

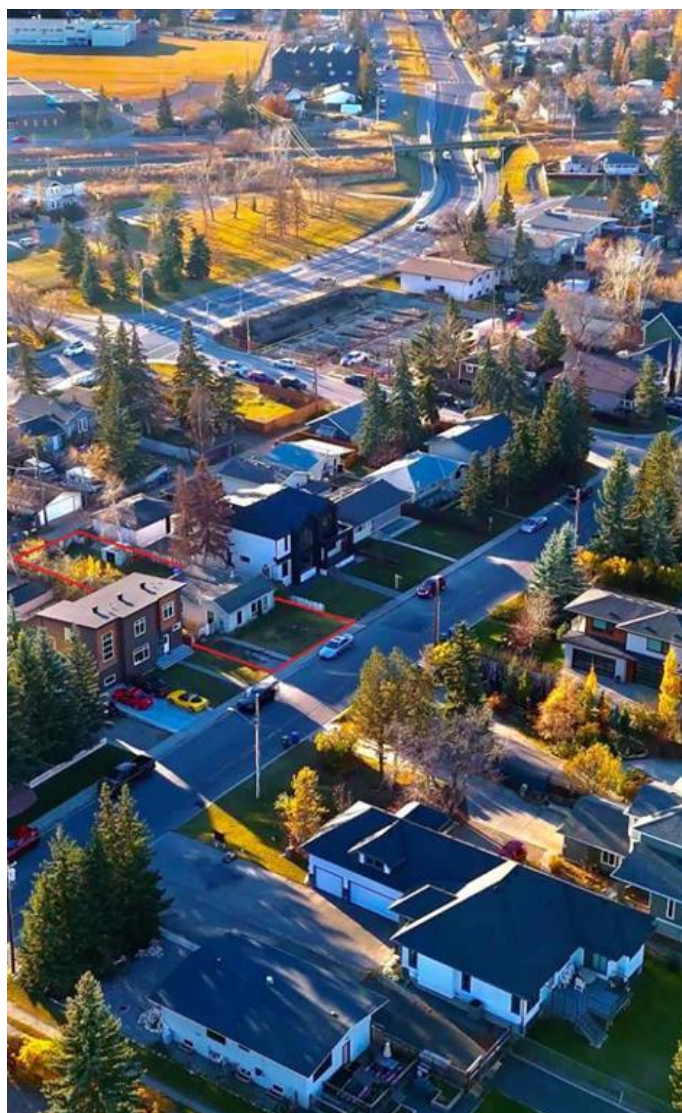
Bowness, Calgary, Alberta

Welcome to 6623 Bow Crescent NW, an exceptional development opportunity in the heart of Bowness, Calgary. This prime property comes with approved plans for two luxurious two-story infills, each featuring spacious layouts and double detached garages, offering the perfect blend of modern living and community charm. Situated along Bow Crescent, known for its tree-lined streets and proximity to the river, the location brings both tranquility and convenience. Bowness is a vibrant and welcoming neighborhood, offering residents access to Bowmont Park's scenic trails, the Bow River pathways, and the renowned Bowness Park, ideal for year-round outdoor activities. With easy access to schools, local shops, and a short commute to downtown, this property offers an unparalleled chance to invest in one of Calgary's most sought-after communities. Don't miss the opportunity to bring this luxury vision to life in a location that truly has it all.

Built in 1946

## Essential Information

MLS® #	A2178544
Price	\$677,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	959
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6623 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C7

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed November 11th, 2024

Days on Market 305

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX iRealty Innovations



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.