

# \$524,900 - 6707 Bow Crescent Nw, Calgary

MLS® #A2240710

**\$524,900**

4 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.10 Acres

Bowness, Calgary, Alberta

A rare opportunity to own on prestigious Bow Crescent, directly across from the Bow River and expansive green space, in the heart of the eclectic and vibrant community of Bowness.

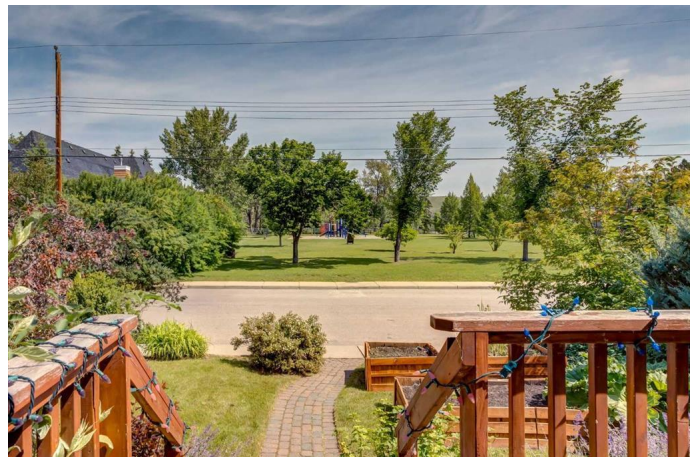
This 51' x 83' R-CG zoned lot is surrounded by multi-million dollar homes and offers incredible potential for redevelopment, investment, or a long-term hold.

Step onto the inviting front veranda and take in unobstructed views of the park and river.

Front yard is beautifully landscaped with low-maintenance perennials, creating year-round curb appeal.

Inside, the main floor is filled with natural light and features original hardwood flooring, and a well-equipped kitchen with stainless steel appliances, generous cabinetry, and a window overlooking the private backyard. The home was moved to this location in 1985, with new fully developed basement and updated plumbing and electrical systems. The lower level offers additional bedrooms, a full bathroom, a large rec/games room, and ample storage.

The fenced backyard is treed and peaceful, complete with an expansive deck ideal for entertaining or relaxing. Additional upgrades include a newer furnace, roof, gutters, and fascia, plus front driveway parking for convenience. Located just steps to waterfront parks, the Bow River pathway system, schools, transit, and the amenities that make Bowness one of Calgary's most beloved and unique communities.



Built in 1954

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240710    |
| Price          | \$524,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 848         |
| Acres          | 0.10        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6707 Bow Crescent Nw |
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 2C8              |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Laminate Counters                          |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Full                                       |

**Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Garden, Private Yard, Fire Pit, Playground |
| Lot Description   | Landscaped, Rectangular Lot, Treed, Views  |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Wood            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 117             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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