# **\$749,900 - 6152 Bowwood Drive Nw, Calgary**

MLS® #A2193574

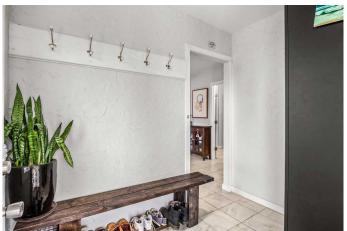
## \$749,900

3 Bedroom, 1.00 Bathroom, 1,386 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

This beautiful character home has been extensively renovated and elegantly refurbished, offering over 1300 square feet of living space, a detached garage, RV parking, and is nestled on a stunning 50X125 M-C1 (M-C1 is a multi residential designation that allows 3 -4 storey apartments and townhouse) mature treed lot just steps away from Mainstreet Bowness, Bowmont River paths, and Shouldice Park. As you enter this lovely home, you are greeted by a grand front tiled entrance leading to a fully updated country-style kitchen featuring a double sink, pull-out pantry, new cabinetry and countertops, and a stunning backsplash. The well-lit dining room boasts a south-facing picture window, while the spacious living room features gorgeous bamboo flooring and a cozy fireplace. Additionally, a cozy den with patio French doors leads out to the beautifully landscaped backyard, providing the perfect space for outdoor relaxation and entertainment. The home boasts a large master bedroom with a walk-in closet and a fully renovated bathroom complete with new glass tile and a high-end glass slider on the bathtub. The main floor laundry room offers plenty of storage space, making laundry chores a breeze. The garage, currently configured as a double garage shop and one-car garage, can easily be converted back to a triple garage with three garage doors if required, providing ample space for parking and storage. Other notable upgrades to this







home include new sheathing, shingles, eavestroughs, windows, interior doors, concrete sidewalks, driveway, high-efficiency furnace, hot water heater, drywall, and a concrete floor in the basement, along with new light fixtures throughout. But that's not all. The property is situated on a stunning 50X125 M-C1 mature treed lot, providing a peaceful oasis in the heart of the city. The mature trees offer shade and privacy, creating a serene atmosphere in the backyard. The location of this home is also unbeatable, as it is just steps away from Mainstreet Bowness, Bowmont River paths, and Shouldice Park, providing easy access to all the amenities that this vibrant community has to offer. In summary, this elegantly renovated character home is a true gem, offering plenty of space, upgraded features, and a prime location in one of Calgary's most desirable neighbourhoods. It's the perfect place to call home!

#### Built in 1941

### **Essential Information**

MLS® # A2193574 Price \$749,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,386 Acres 0.14

Year Built 1941

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 6152 Bowwood Drive Nw

Subdivision Bowness

City Calgary
County Calgary
Province Alberta
Postal Code T3B 2E9

### **Amenities**

Parking Spaces 3

Parking Driveway, Oversized, Triple Garage Detached, Workshop in Garage

# of Garages 3

## Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle Construction Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed February 10th, 2025

Days on Market 79

Zoning M-C1

## **Listing Details**

Listing Office Real Broker

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