# \$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

year-round curb appeal.

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

A rare opportunity to own on prestigious Bow

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.







### **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 108

Zoning R-CG

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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