

# \$649,900 - 6707 Bow Crescent Nw, Calgary

MLS® #A2240710

**\$649,900**

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.

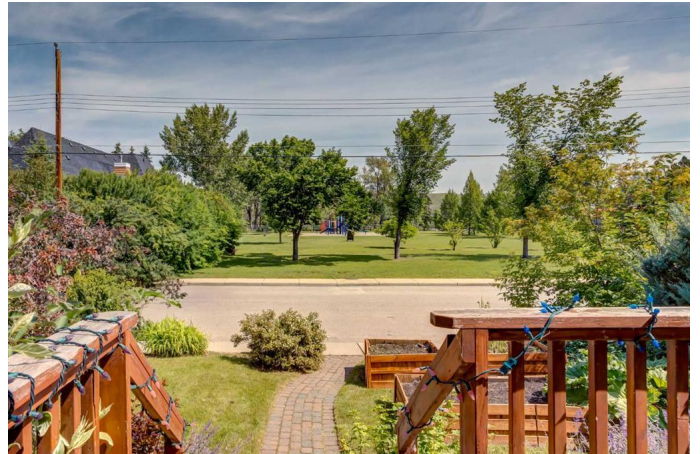
This 50' x 80' R-CG zoned lot is surrounded by multi-million dollar homes and offers incredible potential for redevelopment, investment, or a long-term hold.

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, upgraded windows, and a well-equipped kitchen with stainless steel appliances, generous cabinetry, and a window overlooking the private backyard. The home was raised in 1985, with a 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.



Note: Property is tenant-occupied until August 31. No interior photos are available at this time. Showings require 24 hoursâ€™ notice

Built in 1954

**Essential Information**

MLS® #	A2240710
Price	\$649,900
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	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Fire Pit, Garden, Playground, Private Yard
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	17
Zoning	R-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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