

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

MLS® #A2178544

**\$677,000**

1 Bedroom, 1.00 Bathroom, 959 sqft

Residential on 0.14 Acres

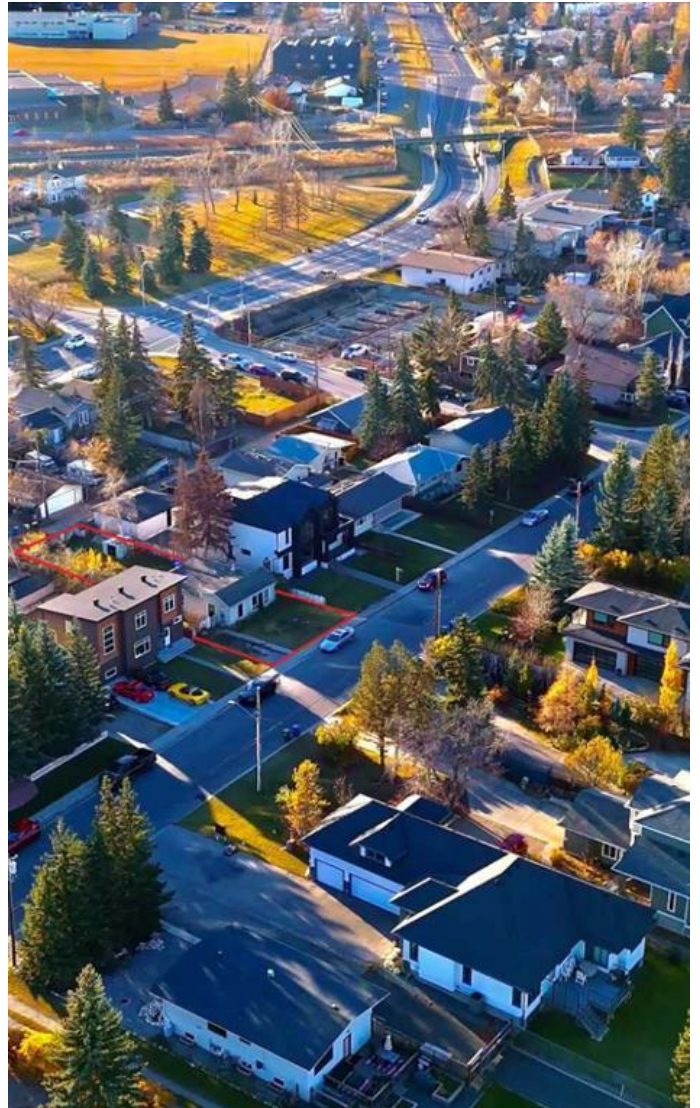
Bowness, Calgary, Alberta

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 276

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX iRealty Innovations



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