

6406 Bow Crescent NW Calgary, Alberta

MLS # A2343496



\$900,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,517 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, No Back Lane, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Open Floorplan, See Remarks, Storage, Track Lighting		

Inclusions: N/A

An incredible opportunity to build a truly special home on the banks of the Bow River. Located on Bowness's most desirable street, this remarkable 35' x 295' property offers over 10,000 sq. ft. of land and extends all the way to the river's edge — an increasingly rare find within the city. The exceptional depth of the lot offers endless possibilities for a custom home designed to take full advantage of this unique setting. Imagine positioning a new home further back on the property, surrounded by mature trees and designed to embrace the peaceful river backdrop. With nearly 300 feet of depth, there is plenty of room to create a private retreat with generous outdoor living space and a connection to the Bow River that few Calgary properties can offer. The location is just as impressive. Bow Crescent provides a quiet residential setting while being only steps from the heart of Bowness. Walk to the neighbourhood's popular coffee shops, restaurants, pubs, local businesses and everyday amenities along Bowness Road, or enjoy easy access to the Bow River pathway system, nearby parks and recreation. Bowness Park and Shouldice Park are both close by, while downtown Calgary and access west toward the mountains are just a short drive away. The property is fully serviced and currently includes an existing home, front driveway and garage. With its incredible 295-foot depth, mature setting and direct Bow River frontage, this is a rare opportunity to build a one-of-a-kind riverfront home in one of Calgary's most established and distinctive communities.