

7132 Bow Crescent NW
Calgary, Alberta

MLS # A2353913

\$2,200,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,128 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Insulated, Triple Garage Detached		
Lot Size:	0.66 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Second Refrigerator, Cut Wood for Fireplace

Rare Riverfront Opportunity: Character Bungalow & Developer's Dream Experience sweeping river views and architectural character in this meticulously kept bungalow, or seize the ultimate development opportunity on a premier waterfront lot. The Residence - Architectural Details: A stunning living room features a dramatic barrel vault ceiling and rustic exposed beams. - Courtyard Living: Enjoy seamless indoor-outdoor living with a private center courtyard accessed from 3 sides. - Panoramic Views: The primary bedroom and flexible bonus space are wrapped in full-glass windows with door access, framing unmatched, uninterrupted views of the river. - Impeccable Care: Meticulously maintained and move-in ready for buyers who appreciate mid-century charm and architectural integrity. The Opportunity - Prime Canvas: A rare, high-value footprint perfect for an ambitious luxury renovation or a multi-million dollar custom rebuild. - Unbeatable Lot: With planning permission, this lot will accomodate 2 river view new builds \$250,000 In Upgrades (Last 12 Months) - Exterior & Views: Extensive clearing of backyard trees and brush to further enhance the panoramic views, plus a brand-new roof and new eavestroughs. - Interior Enhancements: Beautiful new flooring throughout and new blinds installed. - Premium Triple Garage: Fully optimized with new insulation and a newly installed gas heater, creating the ultimate year-round workshop or showroom.