



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

6907 Bow Crescent NW
Calgary, Alberta

MLS # A2234872



\$950,000

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|------------------|---|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,047 sq.ft. | Age: | 1960 (65 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport, Single Garage Detached | | |
| Lot Size: | 0.42 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Fruit T | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | - |
| Basement: | Full, Partially Finished, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, See Remarks | | |

Inclusions: na

62.5'x293' Lot! What a rare opportunity on one of Calgary's most sought-after streets in the heart of Bowness. Tucked away on a quiet, tree-lined crescent, this property offers a peaceful, cabin-like feel just steps from the Bow River and Bowness Park. Set on an extraordinary 62.5' x 293' (18,815 sqft) lot, the home is surrounded by mature landscaping and towering trees, creating a private, park-like retreat. This 1960s four-level split features an updated kitchen, a newer roof (2010), and a recently replaced furnace (2013), offering solid value with room to personalize or redevelop. With quick access to downtown, the river pathway system, and local amenities, this property offers a unique blend of natural beauty, urban convenience, and long-term potential. A truly special piece of real estate in a legacy location.