



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5924 BOW Crescent, Calgary T3B 2B7**

MLS®#: **A2115177**

Area: **Bowness**

Listing Date: **03/20/24**

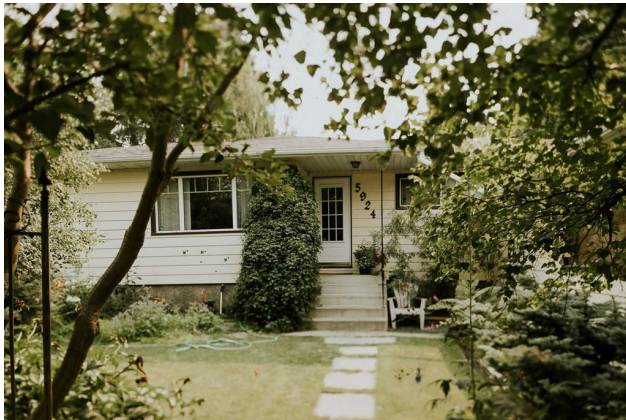
List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Calgary**

Year Built:

**1960**

Lot Information

Lot Sz Ar:

**6,867 sqft**

Lot Shape:

**13.73m x 6.78m x  
25.97m x 24.69m x  
30.52m**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Double Garage Attached**

Finished Floor Area

Abv Sqft:

**1,595**

Low Sqft:

Ttl Sqft:

**1,595**

DOM

**60**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Aluminum Siding ,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>	<b>10`3" x 6`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 9`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`8" x 16`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>19`6" x 4`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`7" x 22`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`3" x 13`5"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>12`9" x 12`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 16`6"</b>	<b>Laundry</b>	<b>Basement</b>	<b>12`9" x 11`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>23`9" x 11`8"</b>	<b>Game Room</b>	<b>Basement</b>	<b>28`3" x 18`11"</b>

Storage	Basement	3`8" x 8`5"	Furnace/Utility Room	Basement	4`11" x 8`1"
Legal/Tax/Financial					

Title:	Zoning:	
<b>Fee Simple</b>	<b>R-C1</b>	
Legal Desc:	<b>9410741</b>	

Pub Rmks:	<p><b>This well-maintained bungalow , on a CORNER LOT, in the coveted NW neighborhood of Bowness presents an ideal opportunity for both first-time buyers and savvy investors alike. Boasting enormous potential, this property is situated just a few steps from the Bow River on BOW CRESCENT!! Convenient access to 16th Avenue and Stoney Trail, while also being within walking distance to schools and shops and services. The home features a large backyard and an oversized double attached garage. Upon entry, you're greeted by a spacious living room and dining area with ample space for oversized furniture, adorned with large windows that flood the space with natural light. The sunny kitchen overlooks the backyard and offers plenty of cupboard space, along with a convenient breakfast bar. The main floor comprises a roomy primary bedroom, two additional bedrooms, a good sized family room and a 5-piece bathroom. The fully finished basement adds to the allure of this property, featuring a large living space, sizable bedroom, updated &amp; oversized bathroom, laundry facilities, and abundant storage. With a total of 4 bedrooms and an open concept layout, this home caters perfectly to families and those seeking spacious living areas. Recent upgrades including a furnace, hot water tank, AC unit, new windows, and roof in 2020 enhance its appeal. Located within walking distance of Main Street Bowness, Market Mall, and the river, residents have easy access to a host of amenities, including shopping, dining, and recreational opportunities. With stunning river views and the potential for renovation or new construction, this property offers endless possibilities. Whether you're drawn to its investment potential or its family-friendly layout, don't miss the chance to make this beautiful home on Bow Crescent property your own. Call your favourite realtor to schedule your private viewing today and love where you live!!</b></p>				
Inclusions:	<b>Hood Fan, Refrigerator in Basement</b>				
Property Listed By:	<b>RE/MAX Realty Professionals</b>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









