

7224 BOW Crescent, Calgary T3B 2B9

MLS® #: **A2120526** Area: **Bowness** Listing Date: **04/05/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 16-May** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **33,105 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
43
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **City Lot,Cul-De-Sac**
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **0410814**

Remarks

Pub Rmks: **Welcome to the prestigious Bow Crescent in charming Bowness, where your dream property becomes a reality! Tucked away in a tranquil cul-de-sac and BACKING ONTO THE BOW RIVER, this unique 3/4-acre lot is a hidden gem. Imagine waking up to the soothing sounds of the river and embracing the serene beauty of this sought-after location. The vision for your perfect home is already in motion, designed by the renowned architect JTA Design. This beautiful 3,752 SQ ft house promises elegance and luxury, with every detail meticulously considered. What's more, this property comes with a city DEVELOPMENT PERMIT, ensuring a smooth path to making this dream home a reality. Opportunities like this are rare, so don't miss out on the chance to own a slice of Bow Crescent paradise. For everyone's safety and respect for the property, please refrain from walking on the premises without a scheduled appointment.**

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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



