



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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:

Park Feat:

**City Lot,Cul-De-Sac**

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0410814**

Zoning:

**R1**

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



