



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2131595**

Area: **Bowness**

Listing Date: **05/23/24**

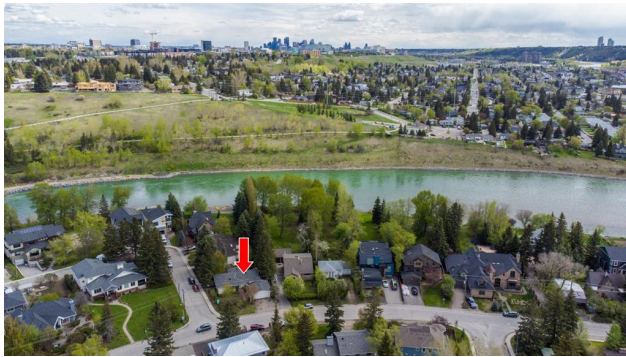
List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 04-Jun**

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: **Back Yard**  
Park Feat: **Double Garage Attached**

DOM

**33**  
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
<b>5pc Bathroom</b>	<b>Main</b>	<b>10`3" x 6`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`9"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`8" x 16`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`3" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 16`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>23`9" x 11`8"</b>
<b>Storage</b>	<b>Basement</b>	<b>3`8" x 8`5"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 9`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>19`6" x 4`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 22`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>12`9" x 12`1"</b>
<b>Hobby Room</b>	<b>Basement</b>	<b>12`9" x 11`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>28`3" x 18`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>4`11" x 8`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9410741**

Remarks

Pub Rmks:

**Get ready to sizzle this summer with a fabulous new home! Whether you're looking to renovate for your dream lifestyle or rebuild for a lucrative investment, this well-maintained bungalow in the coveted NW neighborhood of Bowness is your golden ticket. Perfect for first-time buyers and savvy investors alike, this gem sits on a prime corner lot just steps from the Bow River on BOW CRESCENT! Enjoy the perks of convenient access to 16th Avenue and Stoney Trail, plus a short walk to schools, shops, and services. With a large backyard and an oversized double attached garage, this property has room to spare. Step inside to a spacious living room and dining area, perfect for your oversized furniture, bathed in natural light from the large windows. The sunny kitchen, overlooking the backyard, boasts ample cupboard space and a handy breakfast bar. The main floor features a roomy primary bedroom, two additional bedrooms, a cozy family room, and a 5-piece bathroom. But wait, there's more! The fully finished basement offers a large living space, a sizable bedroom, an updated oversized bathroom, laundry facilities, and plenty of storage. With a total of four bedrooms and an open concept layout, this home is ideal for families needing space. Recent upgrades like fresh paint, a new furnace, hot water tank, AC unit, windows, and roof in 2020 make it move-in ready. Situated within walking distance of Main Street Bowness, Market Mall, and the river, you'll have easy access to shopping, dining, and recreation. With stunning river views and endless possibilities for renovation or new construction, this property is a must-see. Don't miss out on the chance to make this beautiful home on Bow Crescent yours. Call your favorite realtor to schedule your private viewing today and start loving where you live!**

Inclusions:  
Property Listed By:

**Hood Fan, Refrigerator in Basement  
RE/MAX Realty Professionals**

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























5924 Bow Crescent NW, Calgary, AB

Mark Floor Exterior Area 1595.20 sq ft  
Interior Area 1487.66 sq ft



PREPARED: 2024/03/18

White regions are excluded from total floor area in EAU/DE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5924 Bow Crescent NW, Calgary, AB

Basement (Below Grade) Exterior Area 1271.87 sq ft  
Interior Area 1190.22 sq ft



PREPARED: 2024/03/18

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