



THE
A-TEAM

**RE/MAX
FIRST**

6438 BOW Crescent, Calgary T3B 2B9

MLS®#: **A2162616** Area: **Bowness** Listing Date: **09/26/24** List Price: **\$1,799,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar: **30,492 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,557**
 Low Sqft:
 Ttl Sqft: **2,557**

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Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Lawn,Landscaped,Rectangular Lot,Treed,Waterfront**
 Park Feat: **Garage Door Opener,Gravel Driveway,Heated Garage,Insulated,Triple Garage Detached**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Wood Frame**
 Flooring: **Slate,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Gas Stove,Instant Hot Water,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Recessed Lighting,Skylight(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`6" x 8`4"	4pc Bathroom	Main	7`2" x 8`4"
Bedroom	Main	12`0" x 16`1"	Family Room	Main	19`5" x 25`3"
Foyer	Main	9`10" x 8`2"	Kitchen	Main	11`9" x 23`1"
Living Room	Main	14`1" x 30`4"	Bedroom	Main	10`0" x 13`11"
Walk-In Closet	Main	14`6" x 11`0"	Bedroom - Primary	Second	25`1" x 13`5"
Laundry	Lower	8`3" x 10`2"			

