



THE
A-TEAM

**RE/MAX
FIRST**

6832 BOW Crescent, Calgary T3B 2B9

MLS®#: **A2164901**

Area: **Bowness**

Listing Date: **09/12/24**

List Price: **\$1,170,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1942**

Finished Floor Area

Abv Sqft: **1,558**
Low Sqft:
Ttl Sqft: **1,558**

DOM

7

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **18,061 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Private,Rectangular Lot,Treed,Waterfront**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Log,Vinyl Siding**
Flooring: **Linoleum,Wood**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Open Floorplan,Skylight(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		Living Room	Main	28`1" x 12`11"
Kitchen	Main	14`8" x 8`5"	Dining Room	Main	12`6" x 10`6"
Bedroom - Primary	Main	14`9" x 10`3"	Bedroom	Main	14`1" x 10`9"
Loft	Second	19`10" x 10`8"	Workshop	Second	19`9" x 4`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5565AH

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to a very rare and special property backing onto the banks of the Bow river!! Thinking of building your dream home or renovating an existing home, well...look no further! New to the market is a magnificent "One Of A Kind" property accentuated by the original 1943 log cabin converted into a spacious 1,558 sqft Bi-level, complete with a full height basement on a extra wide and mature treed 57 ft lot, offering over one third of an acre backing onto the high water mark of the Bow river!! The extra wide lot is a rarity on Bow Crescent and will accommodate the next generation of new executive homes to be built, similar to the several other custom built homes that are already located all along this gorgeous street. The rustic charm of this home is it is in need of TLC if you wish to rekindle the former ambience of a 1943 log cabin. The house has had several additions and remodeling over time, including a newer wood foundation, newer furnace and hot water tank. The main level is highlighted by a wide open floor plan offering lots of natural light and a real wood burning fireplace. The upper level addition includes a sitting room plus a workshop area, accentuated by gorgeous river and valley views, perfect for the landscape artist. The lower level is unfinished awaiting the next level of finishes. There is also a very large double 19x27ft double detached garage, plus lots of other onsite parking. The very private and heavily treed lot backs onto a secluded island across the river and not directly onto the other bank of the Bow, enhancing the privacy of this spectacular location. A rare find.... hurry on this one and start your building or renovating plans today!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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











