



THE
A-TEAM

**RE/MAX
FIRST**

6607 BOW Crescent, Calgary T3B 2C7

MLS® #: **A2165026**

Area: **Bowness**

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

List Price: **\$799,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **6,253 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,907**
Low Sqft:
Ttl Sqft: **1,907**

DOM

7

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Creek/River/Stream/Pond,Lawn,Landscaped,Native Plants,Treed,Views**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`5" x 5`2"	Kitchen	Main	13`6" x 10`3"
Living Room	Main	13`10" x 13`5"	Dining Room	Main	9`4" x 9`0"
Den	Main	12`2" x 11`5"	Mud Room	Main	11`11" x 4`4"
2pc Bathroom	Main	7`5" x 4`2"	Bedroom - Primary	Upper	14`5" x 9`11"
Walk-In Closet	Upper	7`4" x 6`5"	4pc Ensuite bath	Upper	11`5" x 5`5"

Bedroom	Upper	11`9" x 10`4"	Bedroom	Upper	11`8" x 8`4"
Bedroom	Upper	10`5" x 8`8"	5pc Bathroom	Upper	11`8" x 6`2"
Laundry	Upper	10`11" x 6`2"	Family Room	Basement	18`0" x 13`0"
Storage	Basement	19`9" x 8`8"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **4610AJ**

Remarks

Pub Rmks: **LOCATION! LOCATION! LOCATION! Nestled in the heart of Bowness, this updated 4-bedroom, 2.5 bathroom 2-storey home is located on the sought after street of Bow Crescent. The mature trees and established perennial gardens welcomes families and visitors alike. This street is the official bike path of Bowness and is connected by pathway systems from Bowness park all the way to downtown. The number one bus stop, direct to downtown is less than a 1 minute walk or a 15 minute drive to downtown. Enter the spacious foyer with beautiful original maple floors that were refinished in 2018 and then continue into the large combination living room/dining room. Continue to the wide galley kitchen, re-built in 2019, which features stainless steel appliances, gleaming quartz countertops, extra deep counters, under cabinet lighting, pull out pot drawers, instant hot water for tea or coffee and large pantry. Just off the kitchen is a cozy den space to be used for whichever purpose best suits your families need. There is a large mudroom off the side of the kitchen and back entrance and updated powder room. The primary suite is your personal sanctuary with a private balcony. Included are floor to ceiling closets, bright primary ensuite has an jetted tub. The shower has a rainfall shower head, body jets. There is great storage design in this ensuite to house linens, laundry basket and extra supplies. The upper level continues with 3 more bedrooms. 2 with floor to ceiling closets with built in drawers. The third bedroom has a custom built walk in closet. The double sinks and custom vanity make it a breeze for kids to get ready in the morning. This bathroom also has tons of storage and 2 built in laundry hampers. Finally, the upstairs laundry room is large and spacious with built in features. Downstairs, is a large finished family room. It's a great place for watching movies/sports or hosting games night. Next is a huge storage room with built in shelves and room for extra fridge and freezer. The house includes newer high efficiency furnaces and instant tankless hot water to save on your utilities. Outside, the expansive SOUTH facing backyard is your own personal oasis with grill-zebo, shed and greenhouse. The yard is one of the many highlights of this home, it has been beautifully cared for and is a gardener's dream. The fully fenced yard is great for kids and pets. There are multiple zones to host family and friends and to set up seating areas. The covered deck allows you to entertain outside regardless of the weather. There is a timed irrigation system and gas lines already available for your heater or fire table need New roof on both house and garage(2023). The oversized garage is 24x24 and easily fits a large truck and additional vehicle as well as all your storage needs. Bowness is a community that you'll find schools, parks, shopping, and public transportation just a stone's throw away. Close to Stoney Trail with easy access to downtown.**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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











