



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 BOWBANK Crescent, Calgary T3B 2E1**

MLS®#: **A2168579**      Area: **Bowness**      Listing Date: **09/26/24**      List Price: **\$1,575,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$75k, 01-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **20,010 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,775**  
 Low Sqft:  
 Ttl Sqft: **2,775**

DOM

**48**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Pie Shaped Lot,Secluded,Treed,Waterfront**  
 Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Granite Counters,Jetted Tub,Storage,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>22`4" x 16`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 11`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>22`4" x 13`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>13`10" x 5`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>19`9" x 11`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`10" x 9`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>16`8" x 9`1"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>25`6" x 18`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>13`2" x 8`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910913**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to a breathtaking waterfront property on the banks of the Bow river! Located on an incredible, almost half an acre lot (0.46 of an acre), a mature treed and very private location, encompassing 100 feet of river frontage, offering spectacular river views and the vast river escarpment views beyond!! The expansive four bedroom, 2,775 sqft two story house is a "diamond in the ruff" presenting a real opportunity and awaiting a renewal to its former grandeur! The main floor is accentuated by real hardwood flooring, granite counter tops, a gas fireplace in the living area, amazing river views from the main floor master bedroom (including a 5-pce ensuite bath) and main floor laundry. The upper level consists of a massive bonus room c/w spectacular river views and three more good sized bedrooms. The lower level is unspoiled, ready for new development, increasing the value and space. There is an oversized double attached garage and a massive front exposed aggregate concrete parking area. This property is situated in an incredible location in Bowness at the end of a very quiet and private cul-de-sac. This is a wonderful family home awaiting new ideas and updates!**

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**











