



THE
A-TEAM

**RE/MAX
FIRST**

6623 BOW Crescent, Calgary T3B 2C7

MLS® #: **A2178544**

Area: **Bowness**

Listing Date: **11/11/24**

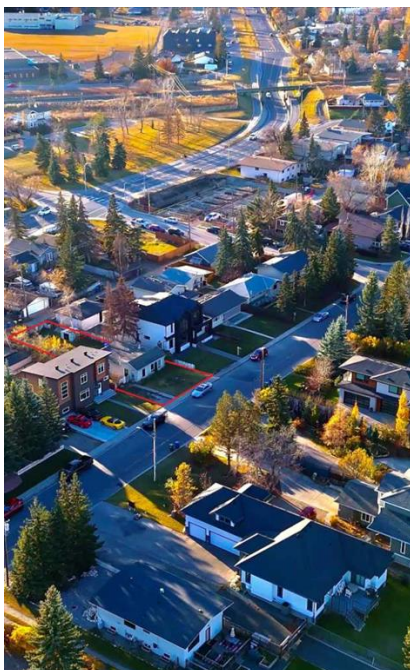
List Price: **\$748,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1946**
Lot Information
Lot Sz Ar: **6,264 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **958**
Low Sqft:
Ttl Sqft: **958**

DOM

9
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Lane**
Park Feat: **Off Street**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,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 | Room | Level | Dimensions |
|------------------|-------|---------------|----------------------|-------|---------------|
| Kitchen | Main | 15`5" x 11`4" | Living Room | Main | 17`3" x 11`3" |
| Bedroom | Main | 14`0" x 12`4" | Den | Main | 10`2" x 7`5" |
| Cold Room/Cellar | Lower | 11`6" x 8`5" | Furnace/Utility Room | Lower | 8`7" x 6`7" |
| Game Room | Lower | 19`4" x 10`3" | 4pc Bathroom | Main | |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4610AJ**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to 6623 Bow Crescent NW, an exceptional development opportunity in the heart of Bowness, Calgary. This prime property comes with approved plans for two luxurious two-story infills, each featuring spacious layouts and double detached garages, offering the perfect blend of modern living and community charm. Situated along Bow Crescent, known for its tree-lined streets and proximity to the river, the location brings both tranquility and convenience. Bowness is a vibrant and welcoming neighborhood, offering residents access to Bowmont Park's scenic trails, the Bow River pathways, and the renowned Bowness Park, ideal for year-round outdoor activities. With easy access to schools, local shops, and a short commute to downtown, this property offers an unparalleled chance to invest in one of Calgary's most sought-after communities. Don't miss the opportunity to bring this luxury vision to life in a location that truly has it all.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX iRealty Innovations**

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



