



THE
A-TEAM

**RE/MAX
FIRST**

6623 BOW Crescent, Calgary T3B 2C7

MLS®#: **A2178544**

Area: **Bowness**

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

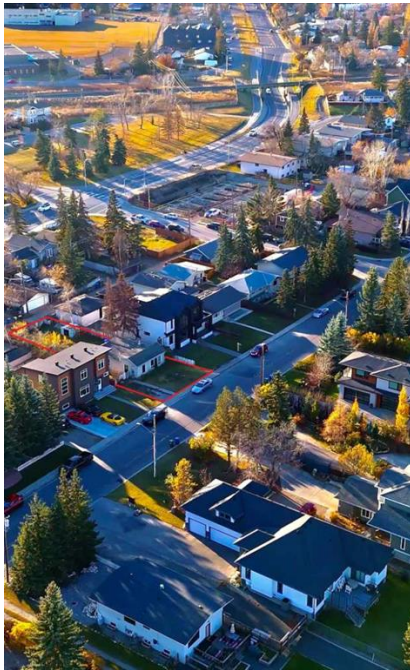
List Price: **\$748,800**

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:

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

DOM

40
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

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**
 Zoning: **R-CG**
 Legal Desc: **4610AJ**

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



