

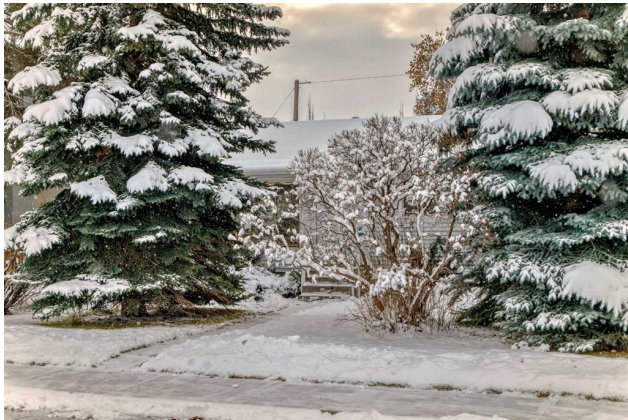


THE
A-TEAM

**RE/MAX
FIRST**

6011 BOWWATER Crescent, Calgary T3B 2E5

MLS®#: **A2180707** Area: **Bowness** Listing Date: **11/22/24** List Price: **\$699,900**
 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: **5,231 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **830**
 Low Sqft:
 Ttl Sqft: **830**

DOM

29
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Many Trees,See Remarks**
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`8" x 12`10"	Eat in Kitchen	Main	12`5" x 9`2"
Flex Space	Main	13`2" x 9`6"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	10`4" x 9`10"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

7289FO

Remarks

Pub Rmks:

Nestled on one of the most desirable streets in Bowness, this incredible property offers a rare opportunity just one block from the river and surrounded by stunning new builds. Positioned on a quiet, mature, tree-lined street between two beautifully designed homes, this property is perfect for those dreaming of their future custom build, seeking a renovation project, or simply desiring a well-maintained holding property. The home itself is move-in ready, showcasing pride of ownership and making it an excellent rental option while you plan your vision. The expansive 63-foot-wide lot provides endless possibilities for creative building designs, making it a standout choice for developers or families looking to create their dream home. Beyond the property, Bowness offers a lifestyle that's second to none. Stroll along Bowness Road to explore its charming shops, trendy cafes, and restaurants, or enjoy the convenience of being moments from WinSport and Calgary Farmers' Market West. With its unbeatable location and exceptional potential, this property is a must-see for anyone looking to invest in one of Calgary's most exciting communities.

Inclusions:

N/A

Property Listed By:

Real Estate Professionals Inc.

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









