# \$677,000 - 6623 Bow Crescent Nw, Calgary

MLS® #A2178544

## \$677,000

1 Bedroom, 1.00 Bathroom, 959 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

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.

Built in 1946

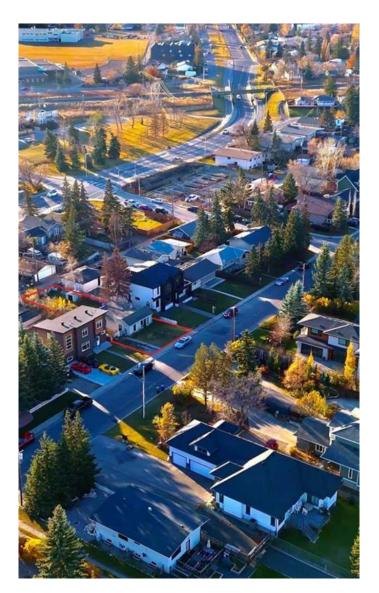
#### **Essential Information**

MLS® # A2178544 Price \$677,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1





Square Footage 959
Acres 0.14
Year Built 1946

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 6623 Bow Crescent Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2C7

## **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Partial

### **Exterior**

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 11th, 2024

Days on Market 355

Zoning R-CG

**Listing Details** 

Listing Office RE/MAX iRealty Innovations



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