

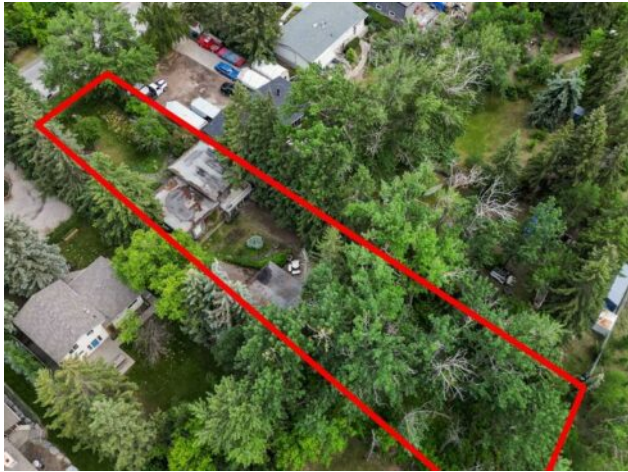


GRASSROOTS
REALTY GROUP

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6907 Bow Crescent NW
Calgary, Alberta

MLS # A2234872



\$975,000

Division:	Bowness		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,047 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.42 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Fruit T		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: na

62.5'x293' Lot! What a rare opportunity on one of Calgary's most sought-after streets in the heart of Bowness. Tucked away on a quiet, tree-lined crescent, this property offers a peaceful, cabin-like feel just steps from the Bow River and Bowness Park. Set on an extraordinary 62.5' x 293' (18,815 sqft) lot, the home is surrounded by mature landscaping and towering trees, creating a private, park-like retreat. This 1960s four-level split features an updated kitchen, a newer roof (2010), and a recently replaced furnace (2013), offering solid value with room to personalize or redevelop. With quick access to downtown, the river pathway system, and local amenities, this property offers a unique blend of natural beauty, urban convenience, and long-term potential. A truly special piece of real estate in a legacy location.