



**5924 Bow Crescent NW
Calgary, Alberta**

MLS # A2306483



\$798,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,556 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: None

Set on a prime corner lot in the heart of sought-after Bowness, this detached 4-bedroom, 2-bathroom bungalow is a rare and exciting opportunity that checks every box for renovators, developers, and savvy investors alike. The moment you arrive, the commanding street presence and generous two-sided frontage signal just how special this property is — with abundant natural light pouring in from multiple exposures and a sense of space that is simply hard to find at this price point. Down the hall, three generously sized bedrooms offer the kind of room that growing families and professionals crave, all served by a full bathroom on the main level. Descend to the fully developed basement and discover even more to love: a massive recreation room that easily transforms into a home theatre, gym, or games room; two additional bedrooms ideal for guests, teenagers, or extended family; a dedicated laundry room — a layout that makes a future relaxing space. Step outside and you'll find a large, private backyard ready to be shaped into your ultimate outdoor retreat, whether that means a lush garden, a deck, or a landscape design that truly wows. Enjoy the AC Unit, 2020 new furnace, 2025 new hot water tank, 2020 windows, and roof. Perfectly positioned just minutes from Bowness Park, the scenic Bow River pathways, local shops, cafes, and excellent transit links, this home places you at the centre of one of Calgary's most vibrant and fast-growing inner-city communities. Whether your vision is to renovate and add immediate value, develop and capitalize on the incredible lot, or move in and enjoy everything this home already offers — this is the opportunity you have been waiting for, and it will not last long.