



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7727 Bowcliffe Crescent NW
Calgary, Alberta

MLS # A2328949



\$650,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: N/A

OPEN HOUSE Saturday, August 1st from 12-2pm. Imagine a home where your kids can walk to school, play at the nearby park, and enjoy a quiet cul-de-sac setting surrounded by green space and community connection. Welcome to this fully finished bi-level in the heart of Bowness, one of Calgary's most established and evolving family communities, known for its river pathways, parks, schools, local shops, and easy access to downtown and the mountains. Perfectly positioned on a spacious pie lot, this home offers a rare blend of privacy and lifestyle. With only one direct neighbor and siding onto a small playground, it creates a setting that feels open, safe, and ideal for families. The quiet cul-de-sac location, back-alley access, double detached garage, and RV parking add outstanding everyday convenience and long-term value. The main level offers a bright, functional layout designed for comfortable family living. The kitchen features white cabinetry, an eating bar, and a dining area just off the kitchen, highlighted by a bay window that fills the space with natural light. The front living room also features a bay window and a wood-burning fireplace, creating a warm and welcoming space to gather. Three bedrooms and a full bathroom complete the main floor, offering flexibility for families, guests, or a home office setup. The fully finished lower level significantly expands the living space with two very large family rooms, providing endless options for media space, recreation, fitness, or play areas. The laundry is in the utility room, keeping the main living areas practical and uncluttered. Outside, the oversized pie-shaped lot is a true highlight. Backing onto green space with a playground beside the home, it offers a lifestyle that is increasingly hard to find in the city. The double detached garage and RV parking provide excellent functionality for vehicles, storage, and

recreational equipment. Located in Bowness, residents enjoy walking access to schools, nearby parks, extensive river pathways, public transit, and a strong community feel, all while being minutes from major routes, downtown Calgary, and weekend access to the mountains. With 3 bedrooms, a fully finished lower level, large family spaces, and an exceptional lot in a family-focused location, this home delivers outstanding value for buyers seeking space, convenience, and community in one of Calgary's most desirable inner-west neighborhoods.