



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6111 Bow Crescent NW
Calgary, Alberta

MLS # A2330332



\$679,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	872 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized, Workshop in Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, See Remarks		

Inclusions: Refrigerator in Utility Room

MOVE-IN READY BUNGALOW ON A 50' LOT IN THE HIGHLY SOUGHT-AFTER BOW CRESCENT, FEATURING AN OVERSIZED DOUBLE DETACHED GARAGE, RV PARKING, AND EXTENSIVE UPGRADES INSIDE & OUT! Recent improvements include laminate flooring, a beautifully renovated upstairs bathroom (2025), a redesigned kitchen with quartz countertops (2014), stainless steel appliances, tankless hot water on demand (2026), Masters high-efficiency furnace (2021), water softener (2024), central A/C (2019), LP SmartSide siding (2023), new roofs on both the house and garage (2024/2025), updated 3-pane bedroom windows (2019), an additional 3-pane window at the rear landing (2023), a new swinging gate (2025), basement fridge (2025), and more. This well-maintained bungalow offers over 1,600 sq. ft. of developed living space with 3 bedrooms, 2 full bathrooms, and a functional layout perfect for families. The bright main floor features a spacious living room, updated kitchen, two generous bedrooms, and a renovated 3-piece bath. The fully finished basement includes a massive recreation room with fireplace, a third bedroom with its own 3-piece ensuite, laundry, utility room, and ample storage. Outside, enjoy a large fenced yard with a cement RV parking pad, storage shed, outdoor storage, and an oversized double detached garage with a dedicated workshop area and abundant storage. Ideally located close to schools, parks, Bow River pathways, shopping, transit, and quick access to downtown and the mountains, this is a fantastic opportunity to own a meticulously updated home in one of Calgary's most desirable communities.