



GRASSROOTS
REALTY GROUP

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7219 Bow Crescent NW
Calgary, Alberta

MLS # A2346705



\$849,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, No Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Block

Features: Ceiling Fan(s), Central Vacuum, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Hot tub.

OPEN HOUSE SATURDAY OCT 3rd 12-3pm. Have you ever seen Bow Crescent? This river siding 'crescent' is quickly turning into one of Calgary's most desired streets with a look and smell making you feel like you're at your cabin on the lake. An incredible opportunity to own a home located just a half block from the access path to the river with a MASSIVE lot on this beautiful street. Bowness is a neighbourhood people quickly get attached to. It's a community. It has personality, people know their neighbours and help each other out. The Bowness Stampede Parade and Breakfast and the Tour de Bowness bike races bring everyone together each summer. Walk or bike the river pathways, go rafting down the Bow, spend the afternoon at Bowness, Bowmont or Baker Park. There are 6 neighbourhood schools covering every grade, local shops, restaurants and places to meet friends along Bowness Road. Superstore is about five minutes away, with Safeway and the Calgary Farmers' Market West about seven minutes away. WinSport at C.O.P. is nearby, downtown is roughly 20 minutes by car, and it's easy to head west for a day in the mountains. The 1000 SF home is clean, sturdy and livable, with good bones and important electrical and mechanical updates. 4 beds (windows in downstairs bedrooms may not meet current egress standards for bedrooms) and two 3 pce baths. Enjoy it now or use it as a holding property while you consider your plans for this exceptional R-CG lot. A future subdivision into two parcels may be possible, subject to City of Calgary approval. Buyers should verify any proposed development or subdivision with the City. With the back door entry and laundry right there the lower level may offer potential for a future secondary suite, subject to City of Calgary approval and all required permits.

Buyers to verify feasibility with the City.