



GRASSROOTS
REALTY GROUP

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5820 Bowwater Crescent NW
Calgary, Alberta

MLS # A2348092



\$799,900

Division:	Bowness		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,035 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Lawn, Level, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: None

Welcome to 5820 Bowwater Crescent — an exceptional opportunity to enjoy the best of Bowness living! This stunning 2,035 SF, four-level split enjoys sunny south exposure and an exceptional location in the heart of Bowness, just one block from the Bow River. Inside, the bright open-concept main floor features a generous kitchen with two sinks (2nd is the butler's station), breakfast nook and pantry, along with plenty of natural light. The spacious living room is next to a full-sized dining room and flex space. The upper level offers a spacious primary bedroom, 2nd of 3 bedrooms. The recently renovated main bathroom is a standout feature, showcasing a sophisticated modern design with a freestanding soaker tub and beautifully tiled walk-in shower. The lower level provides even more living space with a third bedroom, a massive family room with a cozy fireplace, and convenient mudroom. If you still need more space, the basement adds another level of versatility with a large recreation room, dedicated laundry room, utility room and flex area — ideal for a home office, hobby space, gym, playroom or additional storage. Step outside and discover a backyard oasis surrounded by mature trees, gardens and thoughtfully landscaped spaces. The large wood deck is perfect for entertaining and has been enhanced with a new trellis. A new creation this past summer is a cabana that adds to the inviting outdoor setting for summer dinners, entertaining friends, morning coffee or relaxing evenings around the fire pit. Your backyard has an exceptional sense of privacy and character — a wonderful extension of the home's living space during Calgary's warmer months. An oversized double detached garage, plus the front full length driveway allows for ample parking and storage. This home offers a rare combination of river-adjacent living, an established

and highly desirable community, generous four-level living and an exceptional outdoor entertaining space. Located just one block from the Bow River, enjoy walking, running, cycling, fishing and exploring the scenic pathway system right from your doorstep. Nearby Bowness Park offers year-round recreation and relaxation, including riverside pathways, picnic areas, fire pits, summer boating, the lagoon and winter skating. The surrounding riverfront neighborhood is known for its mature trees, parks, character, and beautiful homes. For those who love the outdoors while valuing city convenience, this location offers an exceptional balance, with schools, shopping, restaurants, transit and major roadways nearby. 5820 Bowwater Crescent - A wonderful opportunity to enjoy space, recreation and an outstanding Bowness lifestyle in a truly special location.