

\$699,900 - 6011 Bowwater Crescent Nw, Calgary

MLS® #A2180707

\$699,900

1 Bedroom, 1.00 Bathroom, 831 sqft

Residential on 0.12 Acres

Bowness, Calgary, Alberta

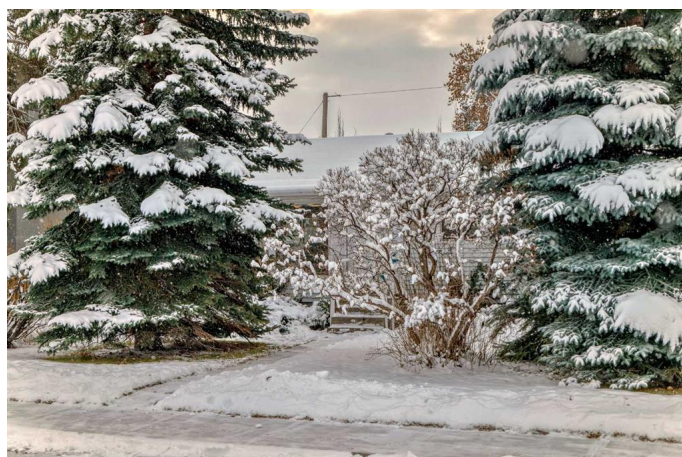
Nestled on one of the most desirable streets in Bowness, this incredible property offers a rare opportunity just one block from the river and surrounded by stunning new builds. Positioned on a quiet, mature, tree-lined street between two beautifully designed homes, this property is perfect for those dreaming of their future custom build, seeking a renovation project, or simply desiring a well-maintained holding property. The home itself is move-in ready, showcasing pride of ownership and making it an excellent rental option while you plan your vision. The expansive 63-foot-wide lot provides endless possibilities for creative building designs, making it a standout choice for developers or families looking to create their dream home. Beyond the property, Bowness offers a lifestyle that's second to none. Stroll along Bowness Road to explore its charming shops, trendy cafes, and restaurants, or enjoy the convenience of being moments from WinSport and Calgary Farmersâ€™ Market West. With its unbeatable location and exceptional potential, this property is a must-see for anyone looking to invest in one of Calgaryâ€™s most exciting communities.

Built in 1946

Essential Information

MLS® # A2180707

Price \$699,900



| | |
|----------------|-------------|
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 831 |
| Acres | 0.12 |
| Year Built | 1946 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 6011 Bowwater Crescent Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 2E5 |

Amenities

| | |
|---------|------|
| Parking | None |
|---------|------|

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Level, Many Trees, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 22nd, 2024 |
| Days on Market | 156 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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