

\$649,900 - 6707 Bow Crescent Nw, Calgary

MLS® #A2240710

\$649,900

4 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.10 Acres

Bowness, Calgary, Alberta

ATTENTION INVESTORS AND DEVELOPERS ! This amazing property is located on the highly desirable Bow Crescent—surrounded by multi-million dollar properties. This charming bungalow sits on a 51.8 x 80—™ R-CG zoned lot, making it an excellent opportunity for investors, developers, or those looking for a prime holding property. The home was moved to this location and placed on new bsmrt in 1985, at which time the basement was developed with new electrical and plumbing systems offering peace of mind and added functionality. Enjoy a spectacular location directly across from a green space and the Bow River, and just a short walk to the popular Bowness Park and extensive river pathway network.

The sun-filled main floor features original hardwood flooring, a bright living room with upgraded window frames, and views the park across the street overlooking the river . The kitchen is thoughtfully designed with ample cabinetry, stainless steel appliances, and a window above the sink for backyard views. The fully developed lower level includes two spacious bedrooms, an updated bathroom, a huge recreation/games room, and plenty of storage space.

The private, treed backyard is fully fenced and features an expansive deck—perfect for relaxing or entertaining. Recent upgrades include a newer furnace, roof, gutters, and fascia.

This is a fantastic revenue-generating property



or future redevelopment site, ideally located close to transit, schools, parks, and the scenic Bow River pathways.

Built in 1954

Essential Information

MLS® #	A2240710
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.10
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6707 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Yard
Lot Description	Landscaped, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 16th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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