

# \$1,470,000 - 6927 Bow Crescent Nw, Calgary

MLS® #A2175866

**\$1,470,000**

3 Bedroom, 2.00 Bathroom, 3,032 sqft

Residential on 0.74 Acres

Bowness, Calgary, Alberta

Welcome to this spectacular Bowness home with endless opportunities and potential! This one owner bungalow has over 3000sf of developed living space and over 2000sf of undeveloped basement. The home sits on a large lot coming in at 100x300sf, full of trees, beautiful landscaping and tons of space to feel the freedom of the outdoors. As you pull up to the home, you are greeted by a rare circular driveway with ample parking for guests. Walking up to the home you will be impressed by the stylish arched entry and double doors. Inside the home is a perfect layout built with quality and craftsmanship. The main floor flows perfectly from the entrance foyer, with two large skylights highlighting the entry. To your right you will find the entrance to your bright formal living room and hallway to the garage entrance. To your left, you will find a hallway leading to the office and family room, complete with an impressive stone fireplace, built in storage and large windows showcasing the beautiful front yard. French doors lead you into your formal dining room, and onto the kitchen. Here you will find expansive cupboard and storage space, vintage look amber glass cabinetry and a large centre island. Continuing on you have your casual dining area overlooking the impressive back yard for an enjoyable morning breakfast. Next you will make your way into a nice sized mud room with storage closets and entry to the patio and south facing back yard. The hallway then leads to your two nice sized bedrooms, with



the larger featuring a 5 piece ensuite. Heading up the short flight of stairs, you have a large primary suite, 6 piece ensuite and private balcony for a peaceful evening or morning coffee. One of the great features of this home is the undeveloped basement, with roughed in bathroom, framed living room, rec room and storage rooms, plus a separate entry to the backyard. Completion of the 2000sf basement would turn this into your 5000sf dream home! And finally the highlight of this property is the incredible sprawling back yard, landscaping, mature trees which needs to be seen in person to fully appreciate. Back here you also have a second detached single car garage, and storage sheds for your tools and equipment. This well built home allows you to put your personal touches and updates on the interior, resulting in your dream home on your dream property! This is a must see for everyone so don't hesitate and contact your realtor today to view!

Built in 1979

### **Essential Information**

MLS® #	A2175866
Price	\$1,470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,032
Acres	0.74
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6927 Bow Crescent Nw
---------	----------------------

Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C9

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, French Door, See Remarks, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Oven-Built-In, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Storage, Other
Lot Description	Landscaped, Many Trees, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	October 31st, 2024
Days on Market	257
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.