

**6115 Bow Crescent NW
Calgary, Alberta**

MLS # A2241029



\$719,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Investors ! Developers! Welcome to 6115 Bow Crescent NW, a well-loved and beautifully maintained home nestled on one of Calgary's most desirable streets. This cute and cozy bungalow sits on a massive 50' x 127' lot, surrounded by mature trees and million-dollar custom homes. Great Lot for Redelopment for Single Family Homes. Seller is open to selling the lot with plans or building out the home for the buyer as a custom project Whether you're looking for a home full of character or the perfect site to build your dream property, this address delivers. The existing home has been carefully maintained and loved over the years, offering comfortable living in a peaceful, family-friendly neighbourhood. Enjoy relaxing evenings in the spacious backyard, walks to the Bow River, and a true sense of community that Bow Crescent is known for. Highlights: 50 ft frontage with rear lane access and 127Ft Depth! Cute, clean, and full of charm Mature trees and private yard Steps to Bow River pathways, parks, and schools Quick access to Stoney Trail, downtown, and the mountains This is a rare chance to own a turnkey home with future potential in one of NW Calgary's most iconic locations.