

# \$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

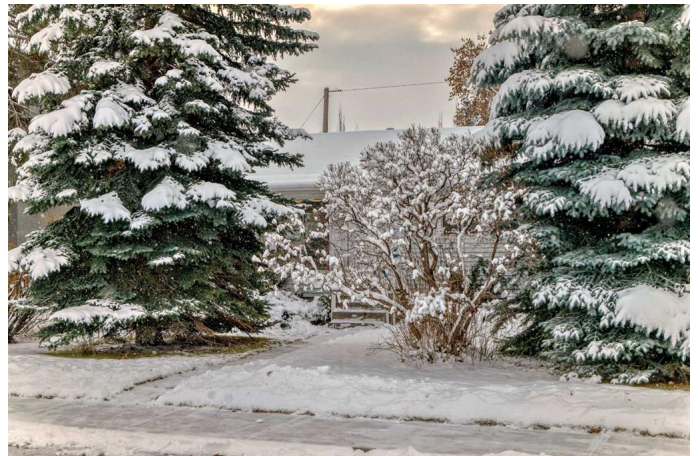
Nestled on one of the most desirable streets in Bowness, this incredible property offers a rare opportunity just one block from the river and surrounded by stunning new builds. Positioned on a quiet, mature, tree-lined street between two beautifully designed homes, this property is perfect for those 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
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### **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 161

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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