

\$1,775,000 - 6807 Bow Crescent Nw, Calgary

MLS® #A2247493

\$1,775,000

3 Bedroom, 3.00 Bathroom, 1,697 sqft

Residential on 0.72 Acres

Bowness, Calgary, Alberta

Amazing inner city acreage! Measuring 111 x 278ft for this mature treed west rear lot on desirable Bow Crescent! Very rare opportunity to get a lot of this size and nature, where you can either sub-divide and build two homes, build your own dream home or simply enjoy the split level existing home that is currently on the lot. The home features a large front living room with cozy woodburning fireplace, front views of the well manicured front lawn/10' high privacy hedge, plus a patio door leading to a side deck area. The country style kitchen / dining area is large enough to hosts guests / family dinners and walks into a 3 season sunroom that faces west and south and is the best room of the house where you have magnificent views of your massive rear yard. This yard is like no other as it features your own driving range netted area, tennis court / sports court (needs a facelift), greenhouse, garden beds and multiple storage sheds. The home has a total of 3 bedrooms including the primary on the main level with 1/2 bath ensuite and walk-in closet, a basement with an extra office / guest room and full bathroom with large soaker tub. Other features include 4 skylights upstairs, one room with A/C, newer roof on front half of house, freshly painted exterior and metal roof on the double garage, which has a breezeway connecting it the house. Nestled in amongst many towering trees, enjoy the park-like setting with a variety of wildlife at your doorstep. Great location as you are close to the Main street Bowness, the New Farmer's



Market, Walking distance to River Paths,
Close drive to Children's and Foothills
Hospitals, U of C and 10-15 mins drive to
downtown. Call you favorite Realtor today to
view this lovely family-friendly property.

Built in 1954

Essential Information

MLS® #	A2247493
Price	\$1,775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,697
Acres	0.72
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	6807 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C9

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Soaking Tub
-------------------	--

Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Private Yard, Storage, Basketball Court, Tennis Court(s)
Lot Description	Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	70
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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