

**5822 Bowwater Crescent NW  
Calgary, Alberta**

**MLS # A2220718**



**\$745,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Enclosed		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vaulted Ceiling(s)		

**Inclusions:** None

This is a Civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. Information as to the property has been obtained through previous MLS listings and civic records. This information although though to be correct are not guaranteed to be so. The listing agent has not been able to gain entry to the home and as a result no interior photos are made available. Previous listings describe the home as having a total of 5 bedrooms, 2.5 bathrooms, main floor laundry, a fully developed lower level with various upgrades added over the past 10 years which include a steam shower and new floor coverings. The home also has air conditioning and zone heating. A double attached front drive garage plus a rear oversized double that has 220 wiring, heated and insulated. The home is located in a quiet area, close to schools, shopping and public transportation.