

**6907 Bow Crescent NW**  
**Calgary, Alberta**

**MLS # A2234872**



**\$950,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Fruit T		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** na

62.5'x293' Lot! What a rare opportunity on one of Calgary's most sought-after streets in the heart of Bowness. Tucked away on a quiet, tree-lined crescent, this property offers a peaceful, cabin-like feel just steps from the Bow River and Bowness Park. Set on an extraordinary 62.5' x 293' (18,815 sqft) lot, the home is surrounded by mature landscaping and towering trees, creating a private, park-like retreat. This 1960s four-level split features an updated kitchen, a newer roof (2010), and a recently replaced furnace (2013), offering solid value with room to personalize or redevelop. With quick access to downtown, the river pathway system, and local amenities, this property offers a unique blend of natural beauty, urban convenience, and long-term potential. A truly special piece of real estate in a legacy location.