

# \$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

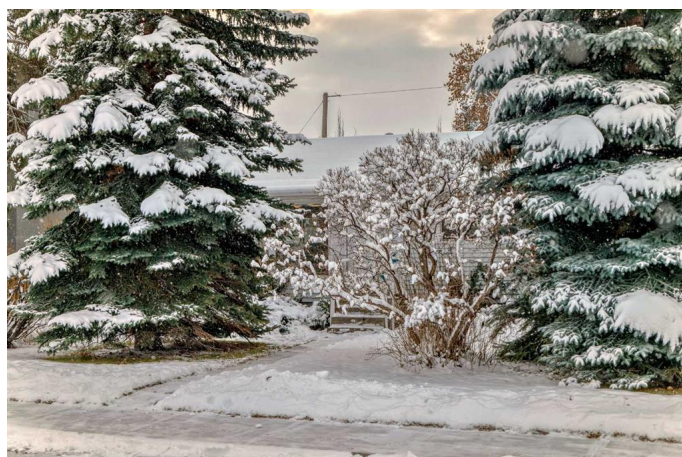
Nestled on one of the most desirable streets in Bowness, this incredible property offers a rare opportunity just one block from the river and surrounded by stunning new builds. Positioned on a quiet, mature, tree-lined street between two beautifully designed homes, this property is perfect for those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

### 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	164
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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