

# \$975,000 - 6907 Bow Crescent Nw, Calgary

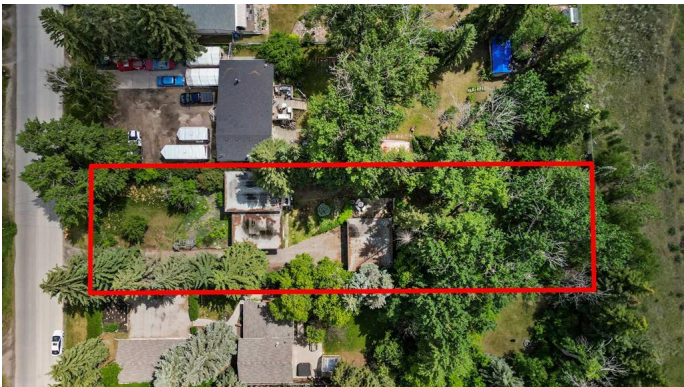
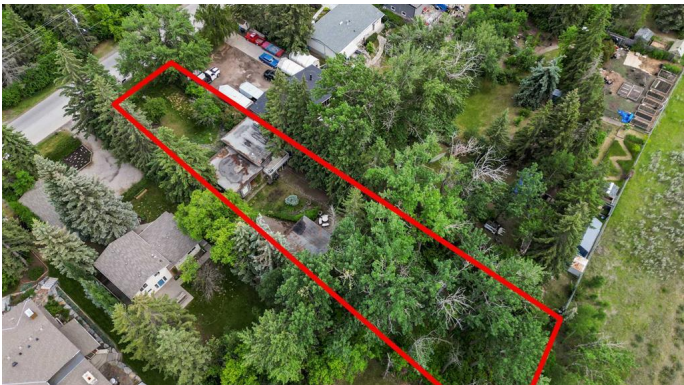
MLS® #A2234872

## \$975,000

3 Bedroom, 2.00 Bathroom, 1,047 sqft  
Residential on 0.42 Acres

Bowness, Calgary, Alberta

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.



Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2234872  |
| Price          | \$975,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,047     |
| Acres          | 0.42      |
| Year Built     | 1960      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6907 Bow Crescent Nw |
| Subdivision | Bowness              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 2C9              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 4                               |
| Parking        | Carport, Single Garage Detached |
| # of Garages   | 1                               |
| Waterfront     | River Access                    |

### Interior

|                   |  |             |           |           |
|-------------------|--|-------------|-----------|-----------|
| Interior Features | Open Floorplan, See Remarks                              |             |           |           |
| Appliances        | Dishwasher, Dryer, Garage Refrigerator, Stove(s), Washer | Control(s), | Microwave | Hood Fan, |
| Heating           | Forced Air   |             |           |           |
| Cooling           | None   |             |           |           |
| Fireplace         | Yes  |             |           |           |
| # of Fireplaces   | 2  |             |           |           |
| Fireplaces        | Gas  |             |           |           |
| Has Basement      | Yes  |             |           |           |
| Basement          | Full, Partially Finished, Walk-Out                       |             |           |           |

### Exterior

|                   |   |  |  |  |
|-------------------|---|--|--|--|
| Exterior Features | Private Yard  |  |  |  |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot |  |  |  |
| Roof              | Tar/Gravel  |  |  |  |
| Construction      | Brick, Wood Frame, Wood Siding  |  |  |  |
| Foundation        | Poured Concrete   |  |  |  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.