

# \$950,000 - 6907 Bow Crescent Nw, Calgary

MLS® #A2234872

**\$950,000**

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

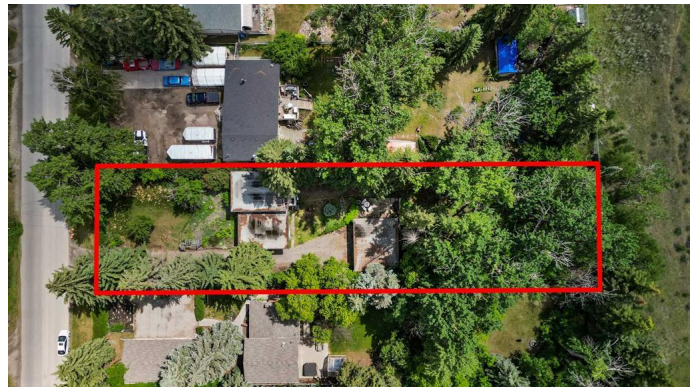
Bowness, Calgary, Alberta

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          | \$950,000 |
| 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 Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Walk-Out, Partially Finished   |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 53              |
| Zoning         | R-CG            |

### **Listing Details**

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

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