

# \$800,000 - 5875 Bow Crescent Nw, Calgary

MLS® #A2233006

**\$800,000**

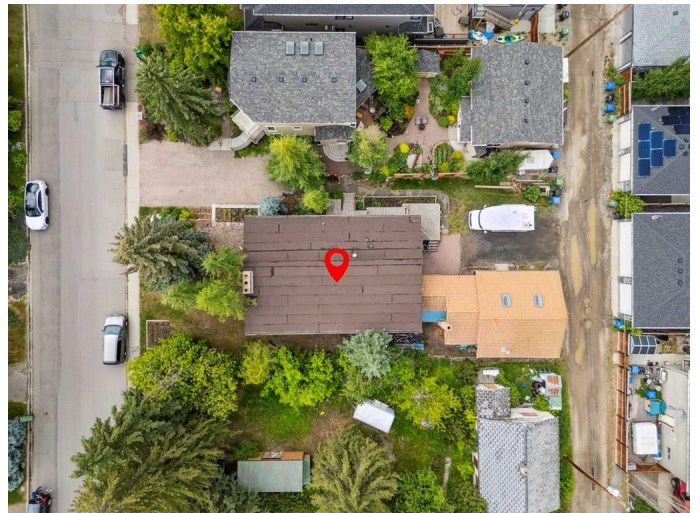
5 Bedroom, 2.00 Bathroom, 1,553 sqft  
Residential on 0.17 Acres

Bowness, Calgary, Alberta

PRIME 60'™ FRONTAGE ON BOW  
CRESCENT | FRONT & REAR DRIVE  
ACCESS | LARGE FLOORPLAN |  
INCREDIBLE LOCATION!

This property boasts an oversized 60'™ x 125'™ lot with a spacious 1,553 sqft bungalow that provides exceptional redevelopment potential whether you're planning to build the luxurious home of your dreams, look into additional development options or renovate the existing space. Bow Crescent is one of the most sought-after streets in the community and this property is just steps from the Bow River and surrounded by million-dollar homes. Rarely do we see properties with this combination of lot size and location come on the market.

This unique raised bungalow has a bright and open floor plan with a vaulted and beamed ceiling through living room, dining area and kitchen, has a total of 5 bedrooms including the primary suite with a 4-piece ensuite bathroom and access to the rear deck, huge recreation room/flex spaces on the lower level and separate walk-up basement access that leads to an enclosed breezeway/mud room and the massive 23'™ x 24'™ garage that also features a separate shop/studio and a unique cinder block room that was used as a pottery kiln workspace. Additional features include a gorgeous stone-faced fireplace in the living room,



freestanding clawfoot tub in the main bathroom, numerous large windows in the basement, a sprawling multi-level deck, RV parking potential, brick and metal siding on the house, insulated and heated garage with skylights, patio door access from the garage to the yard and more.

Bowness is a charming, riverside neighbourhood that blends the scenic beauty of Bowness Park/Lagoon and the expansive Bowmont Natural Environment Park, with a warm, small-town vibe along the bustling Mainstreet, where local caf  s, boutiques, and organized festivals thrive. The Bowness Community Association's hall, arena and gym host events year-round while annual traditions like the Stampede Parade & Breakfast and Tour de Bowness bring the entire community together. Numerous top-tier amenities like Winsport, Shouldice Athletic Park, Calgary Farmer's Market West and the shops and services at both the Bow River and Trinity Hills Shopping Centres are just minutes away.

Don't miss your opportunity to purchase this special property in a truly one-of-a-kind neighbourhood.

Built in 1971

**Essential Information**

MLS�� #	A2233006
Price	\$800,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	0.17
Year Built	1971
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5875 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Parking Pad, RV Access/Parking, Workshop in Garage
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Raised Hearth, Stone
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Level, Rectangular Lot
Roof	Flat Torch Membrane, Clay Tile
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 21st, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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