3723 Bow Anne Road NW

Calgary | Active | MLS® A2347132

$499,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1961**	**841.64 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

WOW!!. YOUR FIRST HOME IS AFFORDABLE !1 Your personal T.L.C. can bring it back to its former family use! This older home needs a lot of work, but is in solid shape. Renovations were started, but stopped upon personal circumstances. Other family situations needed to use this home for storage of furniture and belongings. Does not show well at present. Consider a 3 bedroom bungalow with a big double garage on a huge lot at a very affordable price. (below city assessment value). R.P.R. IS DATED MARCH 1981. Basement is framed and wired! Huge yard for play time and gardening !

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347132
Bedrooms	3
Bathrooms	1
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	841.64 sq. ft.
Main Level Finished Area:	841.64 sq. ft.
Below Grade Finished Area:	760.64 sq. ft.
Acreage:	No
Lot Area:	7,351 sq. ft.

Lot Frontage:	41'3¼"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	1961 (Age: 65)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	4400HT
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Other, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached

Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Electric Range, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 11'4" × 7'5" ·
Main Floor	Bedroom · 10'11" × 8' ·
Main Floor	Dining Room · 10'5" × 9'4" ·
Main Floor	Kitchen · 13'4" × 9'4" ·
Main Floor	Living Room · 15'11" × 11'5" ·
Main Floor	Bedroom - Primary · 11'4" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Sidewalks, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3723-bow-anne-road-nw-calgary-a2347132/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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