5820 Bowwater Crescent NW

Calgary | Active | MLS® A2348092

$774,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1949**	**2,035.4 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Welcome to 5820 Bowwater Crescent - an exceptional opportunity to enjoy the best of Bowness living! This stunning 2,035 SF, four-level split enjoys sunny south exposure and an exceptional location in the heart of Bowness, just one block from the Bow River. Inside, the bright open-concept main floor features a generous kitchen with two sinks (2nd is the butler's station), breakfast nook and pantry, along with plenty of natural light. The spacious living room is next to a full-sized dining room and flex space. The upper level offers a spacious primary bedroom, 2nd of 3 bedrooms. The recently renovated main bathroom is a standout feature, showcasing a sophisticated modern design with a freestanding soaker tub and beautifully tiled walk-in shower. The lower level provides even more living space with a third bedroom, a massive family room with a cozy fireplace, and convenient mudroom. If you still need more space, the basement adds another level of versatility with a large recreation room, dedicated laundry room, utility room and flex area - ideal for a home office, hobby space, gym, playroom or additional storage. Step outside and discover a backyard oasis surrounded by mature trees, gardens and thoughtfully landscaped spaces. The large wood deck is perfect for entertaining and has been enhanced with a new trellis. A new creation this past summer is a cabana that adds to the inviting outdoor setting for summer dinners, entertaining friends, morning coffee or relaxing evenings around the fire pit. Your backyard has an exceptional sense of privacy and character - a wonderful extension of the home's living space during Calgary's warmer months. An oversized double detached garage, plus the front full length driveway allows for ample parking and storage. This home offers a rare combination of river-adjacent living, an established and highly desirable community, generous four-level living and an exceptional outdoor entertaining space. Located just one block from the Bow River, enjoy walking, running, cycling, fishing and exploring the scenic pathway system right from your doorstep. Nearby Bowness Park offers year-round recreation and relaxation, including riverside pathways, picnic areas, fire pits, summer boating, the lagoon and winter skating. The surrounding riverfront neighborhood is known for its mature trees, parks, character, and beautiful homes. For those who love the outdoors while valuing city convenience, this location offers an exceptional balance, with schools, shopping, restaurants, transit and major roadways nearby.
5820 Bowwater Crescent - A wonderful opportunity to enjoy space, recreation and an outstanding Bowness lifestyle in a truly special location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348092
Bedrooms	3
Bathrooms	2
Year Built	1949
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:	4 Level Split
Total Living Area:	2,035.4 sq. ft.
Main Level Finished Area:	1,413.76 sq. ft.
Upper Level Finished Area:	621.64 sq. ft.
Below Grade Finished Area:	713.53 sq. ft.
Acreage:	No
Lot Area:	7,803 sq. ft.
Lot Frontage:	50'9½"
Front Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	8
Year built:	1949 (Age: 77)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4610AJ
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Detached, Driveway
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Breakfast Nook · 10' × 9'3" ·
Main Floor	Dining Room · 18'7" × 10'6" ·
Main Floor	Family Room · 27'1" × 11'5" ·
Main Floor	Foyer · 8'3" × 6'5" ·

Main Floor	Kitchen · 13'5" × 10'2" ·
Main Floor	Living Room · 12'7" × 12'1" ·
Main Floor	Bedroom - Primary · 18'1" × 11'1" ·
2nd Floor	Bedroom - Primary · 12'8" × 11'8" ·
2nd Floor	Bedroom · 13'1" × 11'7" ·
Basement	Laundry · 9'5" × 5'9" ·
Basement	Game Room · 25'5" × 16'6" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, No Smoking Home, Vinyl Windows
Exterior Features:	Covered Courtyard, Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Lawn, Level, Many Trees, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5820-bowwater-crescent-nw-calgary-a2348092/

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