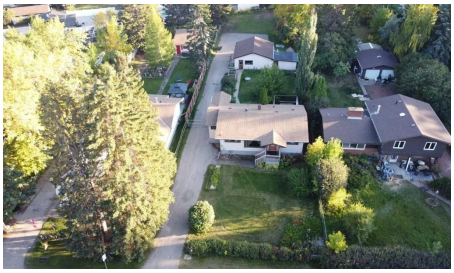
7219 Bow Crescent NW

Calgary | Active | MLS® A2346705

$799,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1955**	**1,004.1 sq. ft.**

Your next move starts with a conversation.

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Listed by KIC Realty

A closer look

OPEN HOUSE SATURDAY NOV 21st, 12-2pm* Have you seen Bow Crescent LATELY? This river siding ‘crescent’ is quickly turning into one of Calgary’s most desired streets with a look and smell making you feel like you’re at your cabin on the lake. An incredible opportunity to own a home located just a half block from the access path to the river with a MASSIVE lot on this beautiful street. Bowness is a neighbourhood people quickly get attached to. It’s a community. It has personality, people know their neighbours and help each other out. The Bowness Stampede Parade and Breakfast and the Tour de Bowness bike races bring everyone together each summer. Walk or bike the river pathways, go rafting down the Bow, spend the afternoon at Bowness, Bowmont or Baker Park. There are 6 neighbourhood schools covering every grade, local shops, restaurants and places to meet friends along Bowness Road. Superstore is about five minutes away, with Safeway and the Calgary Farmers’ Market West about seven minutes away. WinSport at C.O.P. is nearby, downtown is roughly 20 minutes by car, and it’s easy to head west for a day in the mountains.

The 1000 SF home is clean, sturdy and livable, with good bones and important electrical and mechanical updates. 4 beds (windows in downstairs bedrooms may not meet current egress standards for bedrooms) and two 3 pce baths. Enjoy it now or use it as a holding property while you consider your plans for this exceptional R-CG lot. Buyers should verify any proposed development with the City. With the back door entry and laundry right there the lower level may offer potential for a future secondary suite, subject to City of Calgary approval and all required permits. Buyers to verify feasibility with the City.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346705
Bedrooms	4
Bathrooms	2
Year Built	1955
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:	1,004.1 sq. ft.
Acreage:	No
Lot Area:	16,727 sq. ft.
Lot Frontage:	62'8"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	4
Year built:	1955 (Age: 71)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5565AH
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Block
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Range, Washer
Inclusions:	Hot tub.
Restrictions:	None Known
Main Floor	Entrance · 4'5" × 3'1" ·
Main Floor	Living Room · 18'10" × 12' ·
Main Floor	Storage · 15'4" × 11'8" ·
Main Floor	Eat in Kitchen · 15'2" × 11' ·
Main Floor	Laundry · 15' × 6' ·
Main Floor	Bedroom · 11'8" × 7'11" ·
Main Floor	Bedroom - Primary · 12'1" × 9'8" ·
Basement	Flex Space · 23'3" × 11'5" ·
Basement	Bedroom · 10'11" × 9'10" ·
Basement	Bedroom · 8'10" × 7'8" ·
Basement	Furnace/Utility Room · 18'7" × 11'5" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, Storage
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, No Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7219-bow-crescent-nw-calgary-a2346705/

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