



## 23 Bow Village Crescent Calgary Alberta

\$899,900

For the first time ever, this ORIGINAL-OWNER property is available on the highly coveted BOW VILLAGE CRESCENT, offering a RARE OPPORTUNITY in one of Calgary's most sought-after neighborhoods. Homes in this prime location rarely hit the market, making this an exceptional chance for DEVELOPERS AND INVESTORS with a vision for HIGH-END RESIDENTIAL PROJECTS. Whether you're looking to renovate the existing home or opt for a teardown, the generous 60x155 ft. (9,300 sq. ft.) rectangular lot provides the perfect canvas for creating an EXECUTIVE ESTATE OR SIDE X SIDE DUPLEX. The current two-storey home features a NATURALLY FLOWING LAYOUT, with potential for a stunning transformation. However, for those seeking to build new, this property offers endless possibilities. The SOUTH-FACING BACKYARD, with mature trees and a serene atmosphere, provides ample space for outdoor living and entertaining. Inside, the home includes TWO WOOD-BURNING FIREPLACES a SUNKEN LIVINGROOM, and a spacious COUNTRY KITCHEN with an EXTRA-LARGE ISLAND. The main floor also features a bedroom, laundry room, and a 2-piece bathroom. Upstairs, the LARGE MASTER SUITE comes complete with an ensuite, sauna, and walk-in closet, plus THREE ADDITIONAL BEDROOMS, a DEN/OFFICE, and a 4-piece bathroom. The DEVELOPED BASEMENT offers extra living space with a hobby room, storage, and another 2-piece bathroom. While the home requires some TLC, its structure and layout offer plenty of options for renovation. The property's proximity to the Bow River, Bowness Park, Baker Park, and Bowmont Park enhances its appeal, offering both natural beauty and convenient access to outdoor recreation. LOCATED JUST MINUTES FROM MAJOR SHOPPING, DINING, AND SCHOOLS, WITH A 15-MINUTE DRIVE TO DOWNTOWN CALGARY AND ONLY AN HOUR AWAY FROM THE ROCKY MOUNTAINS, THIS PROPERTY PERFECTLY COMBINES CITY CONVENIENCE WITH SUBURBAN TRANQUILITY. With its ...

2pc Bathroom 5.67 Ft x 5.75 Ft

Bonus Room 19.75 Ft x 12.25 Ft

Recreational, Games room 42.00 Ft x 35.00 Ft

Storage 15.25 Ft x 6.17 Ft

Furnace 15.17 Ft x 11.58 Ft

Foyer 9.92 Ft x 11.25 Ft

Laundry room 13.75 Ft x 12.25 Ft

Living room 14.67 Ft x 21.50 Ft

3pc Bathroom 5.33 Ft x 7.83 Ft

4pc Bathroom 11.67 Ft x 7.58 Ft

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Listing Presented By:



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**Mirror**

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2pc Bathroom 4.50 Ft x 6.58 Ft  
Bedroom 8.33 Ft x 16.08 Ft  
Breakfast 8.58 Ft x 11.33 Ft  
Dining room 11.92 Ft x 12.00 Ft  
Family room 20.92 Ft x 12.08 Ft

Bedroom 14.42 Ft x 11.08 Ft  
Bedroom 14.17 Ft x 14.33 Ft  
Den 10.50 Ft x 11.17 Ft  
Loft 18.17 Ft x 15.00 Ft